

Agenda Item #6

**POCATELLO CITY COUNCIL
HEARING: NOVEMBER 6, 2025
EXECUTIVE SUMMARY**

REQUEST:

The request is for Final Plat approval of a subdivision to be known as Trail Creek Estates Division 5. The proposal calls for the platting of 7.93 acres (more or less) into approximately 14 lots for a townhome development. The property is zoned Residential Low Density (RL). The application was submitted by McCormick Ranch, LLC, represented by Brady Smith of Avyant.

RECOMMENDATION:

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

ATTACHMENTS:

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

Memorandum

To: Becky Babb, Planner Manager

From: Merrill Quayle PE, City Engineer
Shane Morin, Engineering Technician

Date: 10/27/2025

Re: Trail Creek Estates Division 5 – City Council Final Plat (11/06/2025)
Application FP25-0008

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 Trail Creek Estates Division 5, it is the City's understanding that some 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
- K.



- L. critical. It will be the Builder/Owner of said lot to demonstrate that building and engineering standards are adhered to. A note for lots 12 & 13 block 2, add restriction "R1" to 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.
- M. Add note, Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties.

2. Construction Plans/Infrastructure

A. Development Conditions

1. Path width on the existing Champlaine Street for stormwater piping shall meet City of Pocatello patching standards.
2. A temporary turn around will be required between each phase.
3. Show any no build lines that may be required per this development.
4. It is the City's understanding that the underground utilities will be placed for all phase at once. Any discrepancies for elevation or lot line changes will require utilities to be re-done to meet city standards. Fire secondary access road shall be re-established to meet fire code requirements where utilities will be placed.
5. Field verify prior to construction and during that the existing water lines will remain between 5-6-feet of bury depth.
6. All water taps to existing water lines shall be done by the water department at the project expense. Coordinate with engineering for timing for the water taps.
7. This area was annexed 09.04.2025 Ordinance #3166 and is subjected to a "Water Right Value" per Resolution 2006-02. Based on the proposed development layout and land use, the "Water Right Value" payment due prior to recording of the plat will be \$12,330.00.

B. General Conditions

1. Filing of a notice of intent (NOI) and a formal Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency (EPA) Construction General Permit (CGP) shall be submitted if the project requires, if required then a copy shall be submitted to the City.
2. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application. An individual who has successfully completed an approved training course and who has demonstrated competence, through education, training, and knowledge of the applicable laws and regulations in erosion and sediment, and is current on certifications shall be required to be the responsible person to oversee the plan (if certified person is unknown indicate that information will be submitted prior to any work to the site). Submittal shall meet the requirements of the federal construction general permit.
3. Developer is responsible for effecting a "Fire Wise/ Fire Fuels Management Assessment and Evaluation" on all areas within the proposed subdivision. This Assessment and Evaluation must be completed by a local fire authority having jurisdiction (Pocatello Fire Department) and meet all current requirements of the City

- code. Developer must reduce fire fuels within the subdivision area on all vegetation to specifications provided by the Pocatello Fire Department. All Assessments and Evaluations as well as fuels reductions are at the developer's expense.
4. As a reminder at the time of home building, those homes built in the Wildland Urban Interface (WUI) area must adhere to the latest adopted WUI Fire Code. The Fire Code Official must perform a site assessment before the Certificate of Occupancy is signed. For questions about the Wildland Urban Interface code, contact the Code Official at 208-234-6203.
 5. 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. Per **Section 500.04.16, City of Pocatello Design Principles and standards**, a pavement preservation technique "Fog Seal" of streets shall be required prior to the two (2) year warrantee period on all newly accepted streets. Developer can have this done by a private contractor or have the City perform the work at the Developer's expense (approximately \$0.30 per square yard for materials, 2017 cost). The city will bill the Developer after the work is completed if the City performs the work.
 11. 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.
 12. 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.