

Agenda Item #10

**EXECUTIVE SUMMARY
POCATELLO CITY COUNCIL MEETING
OCTOBER 1, 2026**

SUBDIVISION: Jason Avenue Townhouses
FILE: FP26-006
APPLICANT/OWNER: Brady Smith/Roy Flores
SURVEYOR/ENGINEER: Christopher Adams
REQUEST: Final Plat Application
LOCATION: 3524 Jason Avenue
LOTS/UNITS: 13 Lots

BACKGROUND WITH P&Z RECOMMENDATION:

A Preliminary Plat request with a public hearing was held before the Planning & Zoning Commission on June 11, 2025 requesting to subdivide 0.83-acres (more or less) into 13-lots. The Commission decided that the application for the subdivision to be known as Jason Avenue Townhouses met the criteria for approval as provided under Municipal Code 16.20.050 with conditions.

Staff finds that the Final Plat is in substantial conformance with the preliminary plat application, per Code Section 16.24.060, and is compliant with all applicable standards of City Code 16.24 and thus recommends approval.

The applicant will be requesting the Council to allow an exception to placement of a dumpster (see attachments C & D for background)

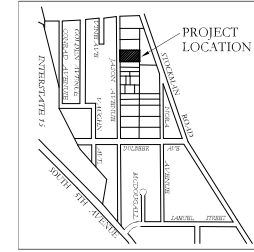
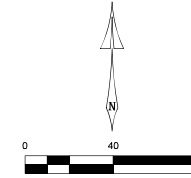
ATTACHMENTS:

- A. Jason Avenue Townhouses Final Plat and application material
- B. Planning & Zoning Commission Findings and Decision June 11, 2025

ATTACHMENT A
JASON AVENUE TOWNHOUSES FINAL PLAT
OCTOBER 1, 2026

JASON AVENUE TOWNHOUSES

A REPLAT OF LOT 10, BLOCK 4 OF SOUTH PARK SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



VICINITY MAP
(NOT TO SCALE)

BASIS OF BEARING

THE LATITUDINAL CENTERLINE OF SECTION 6
BETWEEN MONUMENTS SHOWN BASED UPON THE
CENTRAL MERIDIAN OF THE EAST ZONE OF THE
IDAHO STATE PLANE COORDINATE SYSTEM

LEGEND

- BOUNDARY LINE
- LOT LINES
- STREET CENTERLINE
- EXISTING UTILITY EASEMENT
- PUBLIC UTILITY AND CROSS ACCESS EASEMENT
- FOUND 5/8" REBAR WITH CAP AS NOTED
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED CHA - PLS 12457
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED CHA - PLS 12457
- FOUND 1/2" REBAR WITH CAP AS NOTED
- CALCULATED POSITION NOTHING SET OR FOUND

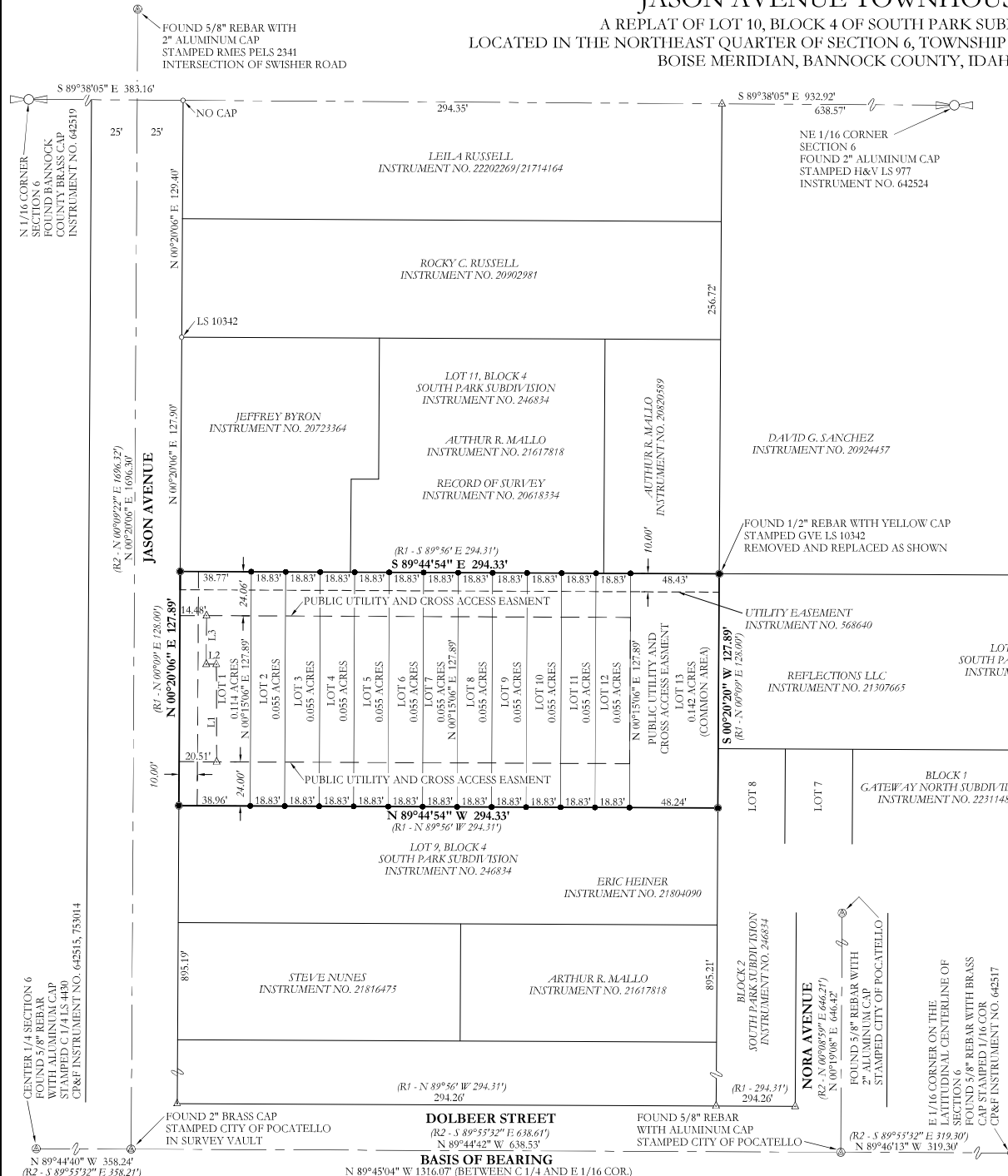
NOTES

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.

RECORD REFERENCES

- (R1) - SOUTH PARK SUBDIVISION, INSTRUMENT NO. 246834
- (R2) - HORIZONTAL CONTROL SURVEY, DATED 5/23/78

COUNTY RECORDER'S CERTIFICATE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°11'33\"	53.33'
L2	N 89°44'54\"	5.50'
L3	N 00°15'06\"	26.50'

JASON AVENUE TOWNHOUSES SUBDIVISION PLAT

NE 1/4 SECTION 6, TOWNSHIP 7 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 25015		REVISIONS	
DRAWN BY: CMA		1	
05/18/26		2	

SCALE: 1" = 40'
SHEET 1 OF 2



JASON AVENUE TOWNHOUSES
A REPLAT OF LOT 10, BLOCK 4 OF SOUTH PARK SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

OWNERS 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 BLOCKS AND LOTS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC AND ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES, ROADWAY SLOPES, DRAINAGE, OR FOR ANY OTHER USE DESIGNATED ON THE PLAT, AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF WE OWNERS DO HEREUNTO SET OUR HANDS.

OWNER: ROY FLORES

OWNER: BRANDON DESFOSSES

ACKNOWLEDGMENT

STATE OF _____)
County of _____) ss

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, ROY FLORES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, AND ACKNOWLEDGED TO ME THAT S/HE IS THE PERSON, AS INDICATED, WHICH OWNS THE PREMISES, DESCRIBED IN THE BOUNDARY DESCRIPTION, THAT S/HE 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____

ACKNOWLEDGMENT

STATE OF _____)
County of _____) ss

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, BRANDON DESFOSSES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, AND ACKNOWLEDGED TO ME THAT S/HE IS THE PERSON, AS INDICATED, WHICH OWNS THE PREMISES, DESCRIBED IN THE BOUNDARY DESCRIPTION, THAT S/HE 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____

BOUNDARY DESCRIPTION

ALL OF LOT 10, BLOCK 4 OF SOUTH PARK SUBDIVISION LOCATED IN BANNOCK COUNTY, IDAHO, AS SAME APPEARS ON THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF BANNOCK COUNTY, IDAHO

PARCEL CONTAINS 0.864 ACRES.

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 LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SOUTHEASTERN IDAHO PUBLIC HEALTH _____ 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 ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO FURTHER SUBDIVIDE LOT 10, BLOCK 4 AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 22504136 AND 22504137. THE FOLLOWING PLATS, RECORD OF SURVEYS, AND MONUMENTS FOUND AS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY LINES OF THIS PLAT.

SOUTH PARK SUBDIVISION, INSTRUMENT NO. 246834
GATEWAY NORTH, INSTRUMENT NO. 22311481

RECORD OF SURVEY, INSTRUMENT NUMBERS: 616171, 617927, 95004767, 99021784, 20618334, 20620089, 20629292; HORIZONTAL CONTROL SURVEY SOUTH PARK BY RICHARD GREEN DATED MAY 23, 1978.

FURTHER MORE, THE NORTH LINE OF THIS SUBDIVISION WAS DETERMINED BY MONUMENTS FOUND ALONG SOUTH LINE OF LOT 11, BLOCK 4 AS SHOWN ON RECORD OF SURVEY, INSTRUMENT NO. 20618334. THE EAST LINE OF THIS SUBDIVISION WAS DETERMINE BY SOUTH PARK SUBDIVISION BLOCK BREAK DOWN AND DEED INSTRUMENT NO. 22504136 AND 22504137. THE SOUTH LINE OF THIS SUBDIVISION WAS DETERMINED BY SOUTH PARK SUBDIVISION BLOCK BREAKDOWN AND DEED INSTRUMENT NO. 22504136 AND 22504137. THE WEST LINE OF THIS SUBDIVISION WAS DETERMINED BY THE RIGHT-OF-WAY LINE OF JASON AVENUE AND CENTERLINE MONUMENTS FOUND THEREON.

COUNTY REVIEWING SURVEYOR'S CERTIFICATE

I, _____, REVIEWING 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____.

COUNTY REVIEW SURVEYOR _____ PLS _____

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE, I, JENNIFER L. 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 L. CLARK, COUNTY TREASURER _____ DATE _____

COUNTY RECORDER'S CERTIFICATE

CITY OF POCATELLO

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

MARK DAHLQUIST (MAYOR) _____ SKYLER ALLEN, PE 15370 (ENGINEER FOR THE CITY)

KONNI R. KENDELL (CITY CLERK)

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A REGISTERED LAND SURVEYOR, REGISTERED BY THE STATE OF IDAHO, 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
POCATELLO CITY SURVEYOR

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER ADAMS, A REGISTERED LAND SURVEYOR OF THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATION APPEARS WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UPON THE GROUND, THAT THE MONUMENTS SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO TOGETHER WITH ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.



JASON AVENUE TOWNHOUSES
SUBDIVISION PLAT

NE 1/4 SECTION 6, TOWNSHIP 7 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 25015	REVISIONS		SCALE: 1" = 40' SHEET 2 OF 2
DRAWN BY: CMA	1		
05/18/26	2		

ATTACHMENT B

**PLANNING & ZONING COMMISSION FINDINGS
AND DECISION**

FINDINGS OF FACT AND DECISION

CITY OF POCA TELLO

PLANNING & ZONING COMMISSION

HEARD ON JUNE 11, 2025

Instrument # 22506413
 Bannock County, Pocatello, Idaho
 06/12/2025 11:59:19 AM No. of Pages: 4
 Recorded for: CITY OF POCA TELLO
 Jason C. Dixon Fee: \$0.00
 Deputy: J Brower

APPLICANT: Brady Smith
SURVEYOR/ENGINEER: Chris Adams of Creek Hollow & Associates
REQUEST: Preliminary Plat
GENERAL LOCATION: 3524 Jason Avenue
FILE: PP25-0004
STAFF: Matthew Lewis, Senior Planner

I. GENERAL BACKGROUND: Brady Smith on behalf of Roy Flores has submitted a preliminary plat application to subdivide 0.86-acres (more or less) of land into 13 lots for a townhome development.

II. PUBLIC HEARING: A public hearing was held before the Planning & Zoning Commission on the evening June 11, 2025. The Chair opened the public hearing. The property owner's representative provided information regarding the application. Staff provided a brief presentation noting the application meets the requirements of Municipal Code with conditions attached. Staff also noted that written testimony was received on June 10, 2025 and such was provided to the Commission for their consideration. The Chair asked for public testimony. Three (3) individuals provided testimony opposed to the application mainly due to increased traffic into the neighborhood. The Chair closed the public hearing.

III. NOTIFICATION: Notice was posted on the subject property and published in the Idaho State Journal on May 27, 2025. All property owners within three hundred feet (300') of the external boundaries of the subject property have been provided notice of the public hearing in order that they may provide comment on the proposed zoning map amendment.

IV. CRITERIA FOR REVIEW: The Planning and Zoning Commission and City Council shall review the facts and circumstances of each proposal in terms of the standards listed in the table below:

Table 1. Preliminary Plat 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.
☒	☐	☐	16.20.050B.	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 (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 subject property is zoned Residential Medium Density Single-family (RMS). The applicant is proposing to subdivide the property into twelve (12) townhome lots and one (1) common lot. The minimum lot size in the RMS zoning district is 3,630 sq. ft. for a townhome dwelling. Section 17.05.330: Infill Development Parcel Criteria allows the lot size to be decreased by up to 60%, or 2,178 sq. ft. The smallest lot proposed is 2,406 sq. ft. (more or less), thus meeting the criteria for density and lot design.
☒	☐	☐	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: Curb, gutter and sidewalk will be required along the Jason Avenue frontage. See the Public Works Memorandum for further comments/conditions regarding proposed streets/ROW improvements (Attachment B). The units will be accessed from Jason Avenue via a private circular drive. The latter shall be constructed to meet Fire Department minimum width and material standards. WATER, SEWER, & STORMWATER: Water and sewer are available to extend to the proposed subdivision and shall be subject to all applicable Municipal Standards prior to acceptance of the final plat. Water and sewer connections shall be extended to each residential lot. All development must comply with City Erosion and Sediment Control and Stormwater management requirements. See the attached Public Works Memorandum (Attachment B) 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 May 5, 2025. 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.
			FINDING	Municipal subsection 16.20.030V states that a traffic impact study will be required for any subdivision creating one hundred (100) or more peak hour trips based on the Institute of Transportation Engineers' "Trip Generation Handbook" (current edition). A traffic impact study may be waived by the Public Works Department upon the receipt of an approved traffic analysis to be included with the application. A traffic impact study has not been required as part of the application review.
☒	☐	☐	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	As previously mentioned primary ingress/egress to the development is from Jason Avenue. The parcel abuts development in all directions thus extension of the private drive beyond what is proposed is not possible at this time.
☒	☐	☐	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 Bannock Transportation Planning Organizations adopted bicycle and Pedestrian Plan does not include the area as a proposed Bicycle route.
☒	☐	☐	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	Public utilities are available within Jason Avenue and are available to extend through to provide service to the newly created lots. Public utilities shall be located within either the right-of-way or access easements/utility easements. See Criteria 16.20.050.D for additional comment.

V. PLANNING & ZONING COMMISSION DECISION: In consideration of the application, information provided by City Staff and public testimony the Planning & Zoning Commission rendered a decision that the proposed preliminary plat is **compliant** with Pocatello City Code Chapter 16.20.050 with the following conditions attached:

1. All comments contained in the Public Works Memorandum shall be adhered to;
2. Based on Municipal Code Section 17.05.610 B.3. each end unit shall include a minimum of forty-five percent (45%) of landscaping in the front yard area;
3. A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording; and
4. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.



Rich Phillips, Chair
Planning & Zoning Commission
Authorized to sign 6/11/2025

STATE OF IDAHO

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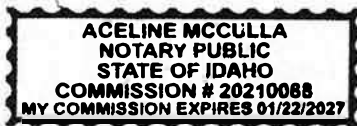
ss:

County of Bannock

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On this 12th day of June 2025, before me, the undersigned, a Notary Public in and for the Idaho State, personally appeared Chairman Rich Phillips of the City of Pocatello Planning and Zoning Commission, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

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



Aceline McCulla
Notary Public for Idaho
Residing in Pocatello, Idaho