

**POCATELLO CITY COUNCIL
HEARING: NOVEMBER 5, 2026
EXECUTIVE SUMMARY**

REQUEST:

The North Bannock Fire District, represented by Barry Whitson of Keller Associates, has submitted an annexation and zoning application to annex 2.35 acres (more or less) of land, known as 9200 N. Anderson Lane (Parcels #R3851009200, R3851008303), and assign it the Residential Low Density (RL) zoning designation. The land is currently developed with a private gravel road (Anderson Lane), a fire station, and a single-family dwelling unit.

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 October 14, 2026 finding the application meets the standards for approval under Idaho Code §50-222, and sections 17.02.110 and 17.02.170.E of Pocatello City Code as outlined in the Planning & Zoning Commission's Findings of Fact & Recommendation (see attachment A).

ATTACHMENTS:

- A. Planning & Zoning Commission Findings of Fact & Recommendation
- B. Public Comment and Applicant Response
- C. Planning & Zoning Commission Staff Report Packet

ATTACHMENT A:
P&Z COMMISSION FOF &
RECOMMENDATION
CITY COUNCIL
NOVEMBER 5, 2026

FINDINGS OF FACT & RECOMMENDATION

CITY OF POCATELLO

PLANNING & ZONING COMMISSION

HEARING OCTOBER 14, 2026

APPLICANT: North Bannock Fire District

REPRESENTATIVE: Barry Whitson, Keller Associates

REQUEST: Annexation & Zoning

GENERAL LOCATION: 9200 N. Anderson Lane (Parcels #R3851009200, R3851008303)

FILE: ANEX26-003

STAFF: Jim Anglesey, Long-Range Senior Planner

- I. GENERAL BACKGROUND:** The North Bannock Fire District, represented by Barry Whitson of Keller Associates, has submitted an annexation and zoning application to annex the subject property and assign it the Residential Low Density (RL) zoning designation. The subject property, known as 9200 N. Anderson Lane (Parcels #R3851009200, R3851008303), consists of 2.35 acres (more or less). The property is currently developed with a private gravel road (Anderson Lane), a fire station, and a single-family dwelling unit.
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of October 14, 2026. The applicant provided a brief summary of the proposed annexation. Staff provided a presentation and recommendation regarding the application. There was one comment in opposition of the application.
- III. NOTIFICATION:** Notice was posted on the subject property on September 25, 2026 and published in the Idaho State Journal on September 29, 2026. 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 annexation. One (1) written comment was received from the public in opposition to the request.
- 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. Annexation & Zoning Review Criteria Analysis
REVIEW CRITERIA (17.02.170.E & Idaho Code 50-222):

Compliant			P&Z Commission Findings	
Yes	No	N/A	Code Section	Analysis
			Idaho §50-222	Annexation by Cities
			<i>Finding</i>	The annexation request is in statutory compliance with Idaho State Code Section 50-222 (5.a) Annexation with consent. In the case of a prospective annexation where all landowners of the subject property have requested annexation or where consent has been given by the landowner or landowners of a contiguous parcel or parcels or where implied consent has been given, the provisions of subsections (3) and (4) of this section shall not apply. In such a case, the subject land may extend beyond the city area of impact if the land is contiguous to the city and the comprehensive plan includes the area of annexation. Lands need not be contiguous to the city limits at the time a landowner consents to annexation for the property to be subject to a valid consent to annex, but no annexation of lands may occur, regardless of consent, until such land becomes contiguous to the city. Upon determining that a proposed annexation meets the requirements of this subsection, a city may initiate the planning and zoning procedures set forth in chapter 65, title 67,
☒	☐	☐		

				Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.
☒	☐	☐	17.02.170.E1	How the requested zoning at the location in question would be in the community's best interest.
			<i>Finding</i>	The subject property is included within the Area of City Impact (ACI) and is assigned the Residential (R) designation on the Future Land Use Map within Pocatello Comprehensive Plan 2040. For this reason, the proposed annexation is anticipated within the long-range planning documents and thus is in the community's best interest.
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			<i>Finding</i>	The RL zoning district is designed to accommodate single-family dwellings and a mix of other housing types such as accessory dwellings, townhomes, and two-family dwellings. Public safety facilities including police and fire stations, emergency communications, and ambulance services are also permitted by right. (see City Code §17.03.300 & 17.03.500). The proposed zoning designation would blend with anticipated development in accordance with the Future Land Use Map and meet the purpose and intent of the Residential Low Density (RL) zoning district. These existing uses on the subject property would appropriately serve surrounding civic, residential, and industrial uses.
☒	☐	☐	17.02.170.E3	If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.
			<i>Finding</i>	This property is currently developed with a rural fire station and a single-family dwelling unit. The site is physically suitable for the types and intensities of uses permitted in the RL zoning district.
☒	☐	☐	17.02.170.E4	If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare.
			<i>Finding</i>	Utilities and services are readily available to the subject property.
☒	☐	☐	17.02.170.E5	If the uses permitted in the zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses.
			<i>Finding</i>	Permitted uses in the RL zoning district would meet the intent of the long-range plans' anticipated uses for the area surrounding and the subject property.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			<i>Finding</i>	The adopted Future Land Use Map designation for the subject property is Residential (R), which is consistent with the proposed RL zoning designation.

V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission recommended **approval** of the Annexation application from North Bannock Fire District to annex the subject property and assign it the zoning district of Residential Low Density (RL) finding the application meets the standards for approval under Chapters 17.02.110 & 17.02.170 E. of Pocatello City Code.



Rich Phillips, Chair
City of Pocatello Planning & Zoning Commission
Authorized to sign 10/14/2026

STATE OF IDAHO)

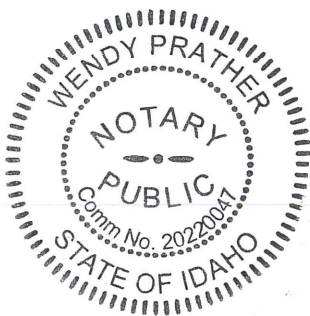
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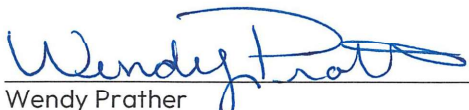
County of Bannock)

On this 16th day of October 2026, before me, the undersigned, a Notary Public in and for the Idaho State, personally appeared Chair 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.

Seal




Wendy Prather
Notary Public for Idaho
Residing in Bannock County, Idaho
my Commission expires: 01/11/2028

**ATTACHMENT B:
PUBLIC COMMENT
CITY COUNCIL
NOVEMBER 5, 2026**

Applicant: North Bannock Fire District
Project Name: 9200 N. Anderson Lane Annexation
Project Location: Parcels R3851009200 and R3851008303
Project Type: Annexation & Zoning
Project Number: ANEX26-003

In regards to Parcel R38S1009200.

Michael and Jessica Watson do not agree and ask City of Pocatello to postpone or reject the Annexation of said Parcels until the matters below have been resolved.

Objection 1: Property was not been surveyed correctly and marker on Southeast corner is not in the correct spot. Property Marker LS-977 was originally placed about March, 2022 (I believe surveyor was Harper Leavitt Engineering Inc). In 2022, Surveyor personally showed Jessica Watson exactly where he had placed marker LS977, directly into an old tree stump. Marker showed a neighbors shed had been built just a few inches over the property line and on Parcel R38S1009200. Around Sept 2024, another Neighbor illegally removing Survey Marker LS-977 by digging up the stump, marker was later located about 3-5 feet from where surveyor originally set it. North Bannock Fire District was notified of this in March 2026, Watson's showed NBFD pictures of how the stump had been removed and giant hole remained, but no property marker was not found. Watson's also informed Keller Associates that Marker LS-977 had been moved when Keller came out to put in markers LS12221 and LS10786. As Keller stated in the Annexation description and Professional Surveyor report, Keller did not survey marker LS-977. Keller Associates located where neighbor chose to move marker LS977. Given all the information above, Keller still chose not to assure Survey Marker was in the correct place. Keller's men tired to tell me that it was not the marker that was removed, but a marker that had been their even longer. I checked the survey from 2022 and the marker had the same tag number from the surveyor placed in 2022. This survey needs to be redone, by an independent third -party Surveyor. Annexation cannot proceed until new survey is complete.

Objection 2: North Bannock Fire District (NBFD) only has the property rights to half of Parcel R38S1009200. NBFD signed all property rights over to Michael and Jessica Watson for the portion of the Annexation map "warranty deed 22302780 Bannock County zoning residential suburban". NBFD On March 29, 2023 NBFD entered into a contract with Michael Watson and Jessica Watson to purchase the property associated with parcel R38S1009200. The home of Michael and Jessica Watson is located on the southern half of Parcel R38S1009200 and divided between markers LS10786 and LS12221. After purchasing the property NBFD immediately entered into a Lease Back Agreement with Watson's giving them back all rights to the portion of the property Watsons Leased Back.

REAL PROPERTY PURCHASE AND SALE AGREEMENT

SECTION 3: PURCHASE PRICE/EARNEST MONEY/PAYMENT

3.1.3 Lease Back: That the Buyer and the Seller will enter into the Lease Back Agreement with Option to Purchase effectively immediately upon Closing.

Lease Back Agreement with Option to Purchase

2.4 The Purchase and Sale Agreement has closed in the considerations of the Purchase and Sale Agreement; the Parties are entering into this Agreement effective immediately upon the closing of the Purchase and Sale Agreement.

NOW, THEREFORE, the Parties by this Agreement reduce to writing the terms and conditions of their agreement, to-wit:

SECTION 3 TERMS AND CONDITIONS

In consideration of the rents, covenants, and agreements hereinafter mentioned on the part and behalf of Watson/Lessee to be paid, kept and performed, District/Lessor hereby leases to Watson/Lessee, and Watson/Lessee hereby rents from District/Lessor the Lease Back Real Property, together with its appurtenances, privileges, rights and easements thereto belonging, for the Lease Term, said term to commence on the Effective Date, and terminate at midnight on the fifteenth (15)

Annexation into the City of Pocatello is not part of the agreement between NBFD and Watsons. The Lease Back Agreement Section 3, NBFD signed over all privileges, rights and easements for said property to Michael and Jessica Watson. NBFD has not given notice to Watson's as required by Section 7 of agreement. According to the terms of our agreement, NBFD would need Watson's to sign over rights to Southern half of parcel. At this time Watson's do not have enough information on how this Annexation would affect our animal rights or our future taxes. Watson's do agree with nor give permission for Leased back property associated with Parcel R38S1009200 to be annexed into Municipal boundaries of the City of Pocatello at this time.

Objection 3: NBFD would be in violation of Idaho Code Section 55-2508, Seller must provide all material facts affecting the property. Property within Parcel R38S1009200 currently under contract with Watson's. In April 2026, Watsons gave NBFD 30-day official notice, as required in Section 7 of Option to Purchase Agreement. Watsons exercised their right to Purchase before the end of the lease, this action automatically put into effect the pre-determined conditions of the buyback Purchase and sales agreement. Terms of this purchase agreements were set and agreed to by all parties on March 29, 2023. This agreement predates any application for annexation by North Bannock Fire District Corp. NBFD has had over 30 days to complete the Minor Land Division with the county as documented in the contract in order to complete the sale, Watsons are currently waiting for notice from NBFD on an agreed on closing date. NBFD is required to complete this sale with Watsons within 60 days. Failure on NBFD's part to complete the sale could be a breach of both the original Purchase and Sales Agreement, and the Lease Back with Option to Purchase agreement entered into March 29, 2023.

5.2 Closing Date: The Parties shall agree on a closing date for the Watson/Lessee rightful exercise of its option to purchase which shall be not less than thirty (30) days of the date written notice and not more than sixty (60) days of the date of written notice was received by the District/ Lessor.

Watson's do not wish the contract or additional personal information to be subject to public hearing or public domain. Watson's would agree to, with additional permission needed from North Bannock Fire District Corp., to give permission to concerned council members, to access a private reading of the 70+ pages of the complete agreement. Scheduling a reading would need to be coordinated through North Bannock Fire District's Legal Council: *Luke Dominiak* WHITE, PETERSON, GIGRAY & NICHOLS, P.A. Tel: (208) 466-9272
ldominiak@whitepeterson.com

Thank you,

Michael and Jessica Watson

ANNEXATION MAP

NORTH BANNOCK FIRE DISTRICT CORPORATION

LOCATED IN THE WEST 1/2, OF THE SW 1/4, OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.,
CITY OF POCA TELLO, BANNOCK COUNTY, IDAHO
-2026-

ANNEXATION DESCRIPTION

A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, ALSO BEING A PORTION OF DEED INSTRUMENT NO. 22302780 LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO.

COMMENCING AT THE SOUTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 18 MONUMENTED WITH A BANNOCK COUNTY MONUMENT FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 18, MONUMENTED WITH A 5/8" IRON ROD BEARS N 0°25'00" E, 1326.08 FEET BEING THE BASIS OF BEARING FOR THIS DESCRIPTION.

THENCE N 0°25'00" E, 122.65 FEET ALONG THE WEST LINE OF SAID SECTION 18;

THENCE S 85°34'57" E, 63.45 FEET TO A POINT ON THE EAST LINE OF DEED INSTRUMENT NO. 22006713 BEING THE POINT OF BEGINNING;

THENCE N 0°20'39" E, 341.05 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22006713 TO THE SOUTHERLY RIGHT-OF-WAY OF WEST POCA TELLO CREEK ROAD.

THENCE S 51°50'42" E, 251.67 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EAST LINE OF DEED INSTRUMENT NO. 22302780 AND A FOUND 1/2" IRON ROD LS-12221;

THENCE S 07°06'50" W, 209.06 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22302780 TO A FOUND 1/2" IRON ROD LS-12221;

THENCE S 07°02'25" W, 247.29 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22302780 TO A FOUND 1/2" IRON ROD LS-977;

THENCE N 82°55'36" W, 182.86 FEET TO A FOUND 1/2" IRON ROD PLACED CAP LS10786;

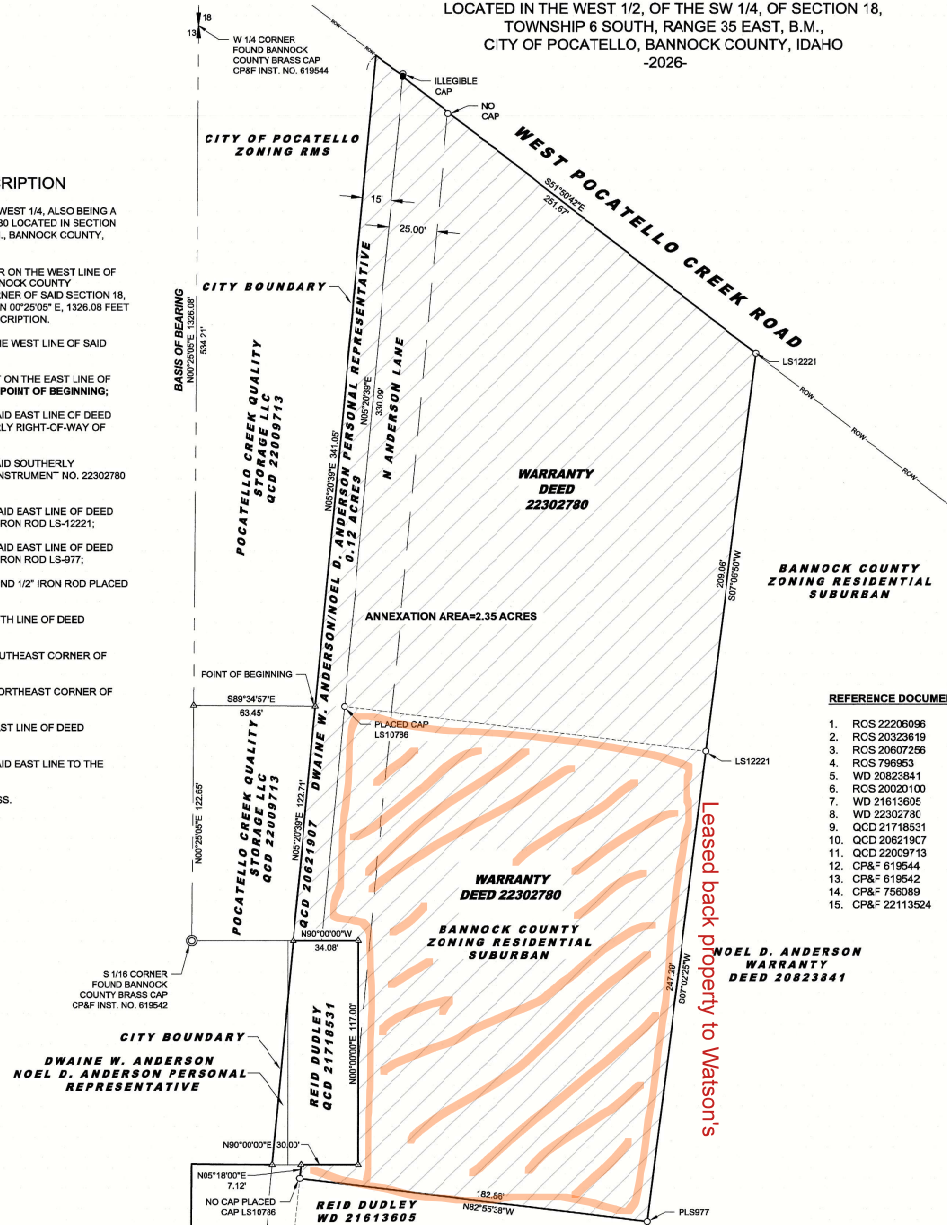
THENCE N 0°5'18'00" E, 7.12 FEET TO THE SOUTH LINE OF DEED INSTRUMENT NO. 21718531;

THENCE N 9°00'00" E, 30.00 FEET TO THE SOUTHEAST CORNER OF DEED INSTRUMENT NO. 21718531;

THENCE N 9°00'00" E, 34.08 FEET TO THE EAST LINE OF DEED INSTRUMENT NO. 22006713;

THENCE N 0°20'39" E, 122.71 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.35 ACRES MORE OR LESS.



LEGEND

	FOUND 1/2" IRON ROD AS NOTED
	FOUND 5/8" IRON ROD OR AS NOTED
	BOUNDARY LINES
	SECTION LINES
	BARBED WIRE FENCE LINE
	CHAIN LINK FENCE LINE
	SET 12" X 24" IRON ROD LS '0788
	EASEMENT LINE
	PROPOSED ANNEXATION AND CITY ZONING RL
	CALCULATED POINT (NOTHING FOUND OR SET)
	RIGHT OF WAY LINES DEDICATED

SURVEY NARRATIVE:

THIS ANNEXATION SURVEY WAS PREPARED TO CREATE THE BOUNDARY OF 2.35 ACRES FOR ANNEXATION AND ZONING. THE DESCRIPTION INCLUDED PORTIONS OF QUITCLAIM DEED 21718531, QUITCLAIM DEED 20621937 AND WARRANT DEED 22302780. THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION, FOUND MONUMENTS AND PHYSICAL EVIDENCE. THE NORTH LINE IS THE SOUTH RIGHT-OF-WAY OF WEST POCA TELLO CREEK ROAD WAS ESTABLISHED FROM FOUND MONUMENTS SHOWN ON RECORD OF SURVEY INST. NO. 22206086, 20326119 AND 20607256 THE EAST AND SOUTH LINES WERE ESTABLISHED FROM FOUND MONUMENTS FROM RECORD OF SURVEYS 22208066, 798653 AND 20020100. THE EAST LINE WAS ESTABLISHED FROM QUITCLAIM DEED 22098713 AND RECORD OF SURVEY 20807256.

BASIS OF BEARING:

THE WEST LINE OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO WITH A BEARING OF S00°25'03"W AND A DISTANCE OF 1326.08 FEET.

SURVEYOR'S CERTIFICATE

I, BARRY GLEN WHITSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY COMPLETED UNDER MY SUPERVISION.



REFERENCE DOCUMENTS:

1. RCS 22206086
2. RCS 20323619
3. RCS 20607256
4. RCS 798653
5. WD 20823841
6. RCS 20020100
7. WD 21613606
8. WD 22302793
9. QCD 21718531
10. QCD 20621937
11. QCD 22009713
12. CP&F 619544
13. CP&F 619542
14. CP&F 756089
15. CP&F 22113524

Leased back property to Watson's

NOEL D. ANDERSON
WARRANTY
DEED 20823841

WARRANTY
DEED 22302780
BANNOCK COUNTY
ZONING RESIDENTIAL
SUBURBAN

POCA TELLO CREEK QUALITY
STORAGE LLC
QCD 22009713

QCD 20621937
DWAIN W. ANDERSON/NOEL D. ANDERSON PERSONAL REPRESENTATIVE

REID DUDLEY
QCD 21718531

REID DUDLEY
WD 21613605

DWAIN W. ANDERSON
NOEL D. ANDERSON PERSONAL
REPRESENTATIVE

ANNEXATION MAP		
NORTH BANNOCK FIRE DISTRICT CORPORATION		
LOCATED IN THE WEST 1/2, OF THE SW 1/4, OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., CITY OF POCA TELLO, BANNOCK COUNTY, IDAHO		
SCALE: PER BARSCALE	DRAWN: CH	JOB #: 224121
DATE: JUNE 13, 2025	CHECKED: BGW	SHEET: 1 OF 1
DRAWN BY: S:\PROJECTS\2025\20251211 NORTH BANNOCK FIRE DISTRICT\224121 NBF DISTRICT ANNEXATION.DWG		
KELLER ASSOCIATES		100 E Bower Street, Suite 120 Meridian, Idaho 83642 (208) 288-1952

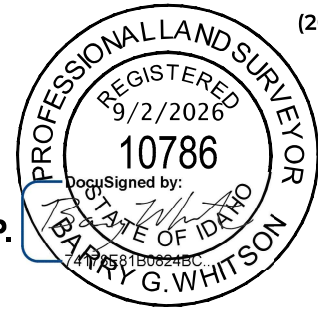


3153 McNeil Drive
Idaho Falls, ID 83402

(208) 542-6120

REVISED 9/02/2026

**ANNEXATION DESCRIPTION
NORTH BANNOCK FIRE DISTRICT CORP.**



A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, ALSO BEING A PORTION OF DEED INSTRUMENT NO., 22302780 LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO.

COMMENCING AT THE SOUTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 18 MONUMENTED WITH A BANNOCK COUNTY MONUMENT FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 18, MONUMENTED WITH A 5/8" IRON ROD BEARS N 00°25'05" E, 1326.08 FEET BEING THE BASIS OF BEARING FOR THIS DESCRIPTION.

THENCE N 00°25'05" E, 122.65 FEET ALONG THE WEST LINE OF SAID SECTION 18;

THENCE S 89°34'57" E, 63.45 FEET TO A POINT ON THE EAST LINE OF DEED INSTRUMENT NO. 22009713 BEING THE **POINT OF BEGINNING**;

THENCE N 05°20'39" E, 341.05 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22009713 TO THE SOUTHERLY RIGHT-OF-WAY OF WEST POCA TELLO CREEK ROAD.

THENCE S 51°50'42" E, 251.67 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EAST LINE OF DEED INSTRUMENT NO. 22302780 AND A FOUND 1/2" IRON ROD LS-12221;

THENCE S 07°06'50" W, 209.06 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22302780 TO A FOUND 1/2" IRON ROD LS-12221;

THENCE S 07°02'25" W, 247.29 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22302780 TO A FOUND 1/2" IRON ROD LS-977;

Iron Rod LS-977 moved about 3-5 feet by neighbor around October 2024 from original placement in March 23, 2022 by Surveyor
THENCE N 82°55'38" W, 182.86 FEET TO A FOUND 1/2" IRON ROD PLACED CAP LS10786;

THENCE N 05°18'00" E, 7.12 FEET TO THE SOUTH LINE OF DEED INSTRUMENT NO. 21718531;

THENCE N 90°00'00" E, 30.00 FEET TO THE SOUTHEAST CORNER OF DEED INSTRUMENT NO. 21718531;

THENCE N 00°00'00" E, 117.00 FEET TO THE NORTHEAST CORNER OF DEED INSTRUMENT NO. 21718531;

THENCE N 90°00'00" W, 34.08 FEET TO THE EAST LINE OF DEED INSTRUMENT NO. 22009713;

THENCE N 05°20'39" E, 122.71 FEET ALONG SAID EAST LINE TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 2.35 ACRES MORE OR LESS.

ATTACHMENT B:
APPLICANT RESPONSE TO
PUBLIC COMMENT
CITY COUNCIL
NOVEMBER 5, 2026



3153 McNeil Dr
Idaho Falls, ID 83402

(208) 542-6120

October 14, 2026

Mr. Richard Phillips and Planning and Zoning Commission
PO BOX 4169
Pocatello, Idaho 83205

RE: ANEX26-003, North Bannock Fire District Annexation & Zoning Request
Response to Ms. Watson's letter

Mr. Phillips,

Keller Associates (Keller) is providing professional land surveying services for the above referenced annexation request. We have received from Planning and Zoning a letter from Ms. Watson objecting to the annexation. This letter responds to Ms. Watson's Objection 1.

Ms. Watson's Objection 1 statements are shown in *italic red* text. Keller's responses are in *blue* text.

Ms. Watson's Objection 1, Sentence #1: "Property was not been surveyed correctly and marker on Southeast corner is not in the correct spot."

Keller's Response: Incorrect. Multiple surveys of the property have been conducted by three (3) different professional land surveyors since 1987. Keller's survey work has been completed in accordance with Idaho Code and standard of care.

Ms. Watson's Objection 1, Sentence #2&3: "Property Marker LS-977 was originally placed about March, 2022 (I believe surveyor was Harper Leavitt Engineering Inc)."

Keller's Response: Incorrect. The monument LS-977 was placed in 1987 by Tim Shurtliff of Shurtliff Engineering. It is the southwest corner of the subject property. The monument is a ½" iron rod with plastic yellow cap labelled "Shurtliff LS 977".

This LS-977 monument was located and surveyed by Keller. This monument was set in 1987 by Tim Shurtliff as depicted on record of survey for Dwaine W. Anderson recorded June 23, 1987 as instrument number 796953.

In 2000, the same monument was found by Tim Shurtliff of Shurtliff Engineering as depicted on record of survey for Dwaine W. Anderson recorded December 14, 2000, as instrument number 20020100.



Ms Watson's Objection 1, Sentence #3&4: "In 2022, Surveyor personally showed Jessica Watson exactly where he had placed marker LS977, directly into an old tree stump. Marker showed a neighbors shed had been built just a few inches over the property line and on Parcel R38S1009200."

Keller's Response: The 2022 record of survey by Harper-Leavitt Instrument number 22206096 indicates they found the same original monument LS-977 monument that was placed in 1987 by Tim Shurtliff.

Ms Watson's Objection 1, Sentence #5-8: "Around Sept 2024, another Neighbor illegally removing Survey Marker LS-977 by digging up the stump, marker was later located about 3-5 feet from where surveyor originally set it. North Bannock Fire District was notified of this in March 2026, Watson's showed NBFD pictures of how the stump had been removed and giant hole remained, but no property marker was not found."

Keller's Response: Keller found and surveyed the original LS-977 monument on May 11, 2026, with its location being correct according to the previous three surveys completed, and corresponds to calculated bearings and distances from other monuments of record.

Ms. Watson's Objection 1, Sentence #8-9: "Watson's also informed Keller Associates that Marker LS-977 had been moved when Keller came out to put in markers LS12221 and LS10786."

Keller's Response: After calculating the monument LS-977's position, Keller found the monument. It also had an old broken wooden lath next to it and was surrounded by overgrowth and old wooden pallets. The monument LS-977 was found to be within a 0.1' of its calculated position.

Monuments with the cap of LS12221 were previously set by is Chris Street PLS12224 in 2022 as shown on record of survey instrument number 22206096 who is employed by Harper-Leavitt.

Keller placed caps LS-10786 on existing found monuments as indicated on the Annexation Map.

Ms. Watson's Objection 1, Sentence #10&11: "As Keller stated in the Annexation description and Professional Surveyor report, Keller did not survey marker LS-977. Keller Associates located where neighbor chose to move marker LS977."

Keller's Response: Keller found and located monument LS-977 in its correct position according to the three previous surveys. The annexation map dated September 2, 2026 clearly indicates the found ½" iron rod with cap LS-977. And the annexation description clearly identifies the found ½ " iron rod LS-977.

Ms. Watson's Objection 1, Sentence #11&12: "Given all the information above, Keller still chose not to assure Survey Marker was in the correct place. Keller's men tired to tell me that it was not the marker that was removed, but a marker that had been their even longer."

Keller's Response: Incorrect, see responses above. Keller completed its survey in accordance with Idaho Law and the Standards of care of a Professional Land Surveyor.

Ms. Watson's Objection 1, Sentence #13-15: I checked the survey from 2022 and the marker had the same tag number from the surveyor placed in 2022. This survey needs to be redone, by an independent third —party Surveyor. Annexation cannot proceed until new survey is complete.

Keller's Response: Three surveyors have surveyed the property since 1987, it is Keller Associates' professional opinion that a fourth surveyor would not change the requested annexation request.

Sincerely,
Keller Associates, Inc.

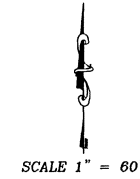


Barry Whitson, PLS
Professional Land Surveyor



RECORD OF SURVEY

SW1/4 SW1/4 SECTION 18
T. 6 S., R. 35 E., B.M.



BASIS OF BEARING

THE LINE BETWEEN A FOUND BANNOCK COUNTY B.C.M. MARKING THE SW CORNER OF SEC. 18 AND A FOUND 2" ALUMINUM CAP MARKING THE W 1/4 CORNER OF SEC. 18 WAS ASSUMED TO BE N 00°23'05" E PER R.O.S. INST. No. 91015686.

LEGEND

---	BOUNDARY LINE
- - -	EASEMENT LINE
○	FOUND MONUMENT AS NOTED
●	SET 1/2" x 24" IRON PIN TAGGED LS-977
(A) - - - -	BEARING/DISTANCE PER R.O.S. INST. No. 91015686.
(B) - - - -	BEARING/DISTANCE PER QUIT CLAIM DEED INST. No. 94007748.
(C) - - - -	BEARING/DISTANCE PER R.O.S. INST. No. 814914.

SURVEYORS CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 19, TITLE 55, IDAHO CODE.



COUNTY RECORDER

INST. 20020100 BK. 277 PG. 1
DATE: 12-14-00 TIME: 2:48 PM

RECORDS OF BANNOCK COUNTY
STATE OF IDAHO FEE \$5.00
Dwaine Anderson
COUNTY RECORDER

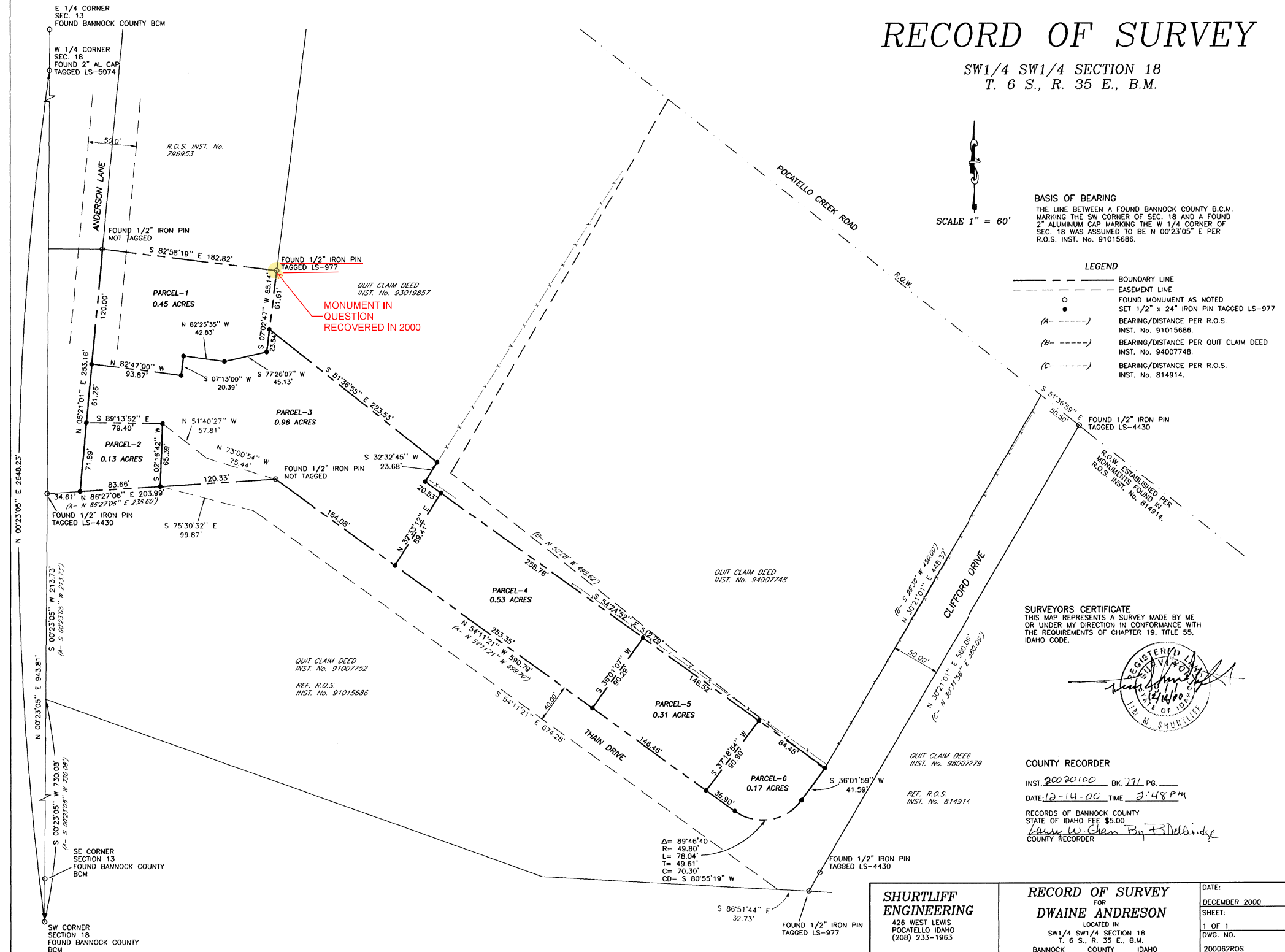
**SHURLIFF
ENGINEERING**

426 WEST LEWIS
POCATELLO IDAHO
(208) 233-1963

**RECORD OF SURVEY
FOR
DWAINE ANDRESON**

LOCATED IN
SW1/4 SW1/4 SECTION 18
T. 6 S., R. 35 E., B.M.
BANNOCK COUNTY IDAHO

DATE:
DECEMBER 2000
SHEET:
1 OF 1
DWG. NO.
200062ROS



ANNEXATION MAP

NORTH BANNOCK FIRE DISTRICT CORPORATION

LOCATED IN THE WEST 1/2, OF THE SW 1/4, OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.,
CITY OF POCA TELLO, BANNOCK COUNTY, IDAHO
-2026-

ANNEXATION DESCRIPTION

A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, ALSO BEING A PORTION OF DEED INSTRUMENT NO. 22302780 LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO.

COMMENCING AT THE SOUTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 18 MONUMENTED WITH A BANNOCK COUNTY MONUMENT FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 18, MONUMENTED WITH A 5/8" IRON ROD BEARS N 0°25'00" E, 1326.08 FEET BEING THE BASIS OF BEARING FOR THIS DESCRIPTION.

THENCE N 0°25'00" E, 122.65 FEET ALONG THE WEST LINE OF SAID SECTION 18;

THENCE S 85°34'57" E, 63.45 FEET TO A POINT ON THE EAST LINE OF DEED INSTRUMENT NO. 22006713 BEING THE POINT OF BEGINNING;

THENCE N 0°20'39" E, 341.05 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22006713 TO THE SOUTHERLY RIGHT-OF-WAY OF WEST POCA TELLO CREEK ROAD.

THENCE S 51°50'42" E, 251.67 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE EAST LINE OF DEED INSTRUMENT NO. 22302780 AND A FOUND 1/2" IRON ROD LS-12221;

THENCE S 07°06'50" W, 209.06 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22302780 TO A FOUND 1/2" IRON ROD LS-12221;

THENCE S 07°02'25" W, 247.29 FEET ALONG SAID EAST LINE OF DEED INSTRUMENT NO. 22302780 TO A FOUND 1/2" IRON ROD LS-977;

THENCE N 32°55'36" W, 182.86 FEET TO A FOUND 1/2" IRON ROD PLACED CAP LS10786;

THENCE N 0°5'18'00" E, 7.12 FEET TO THE SOUTH LINE OF DEED INSTRUMENT NO. 21718531;

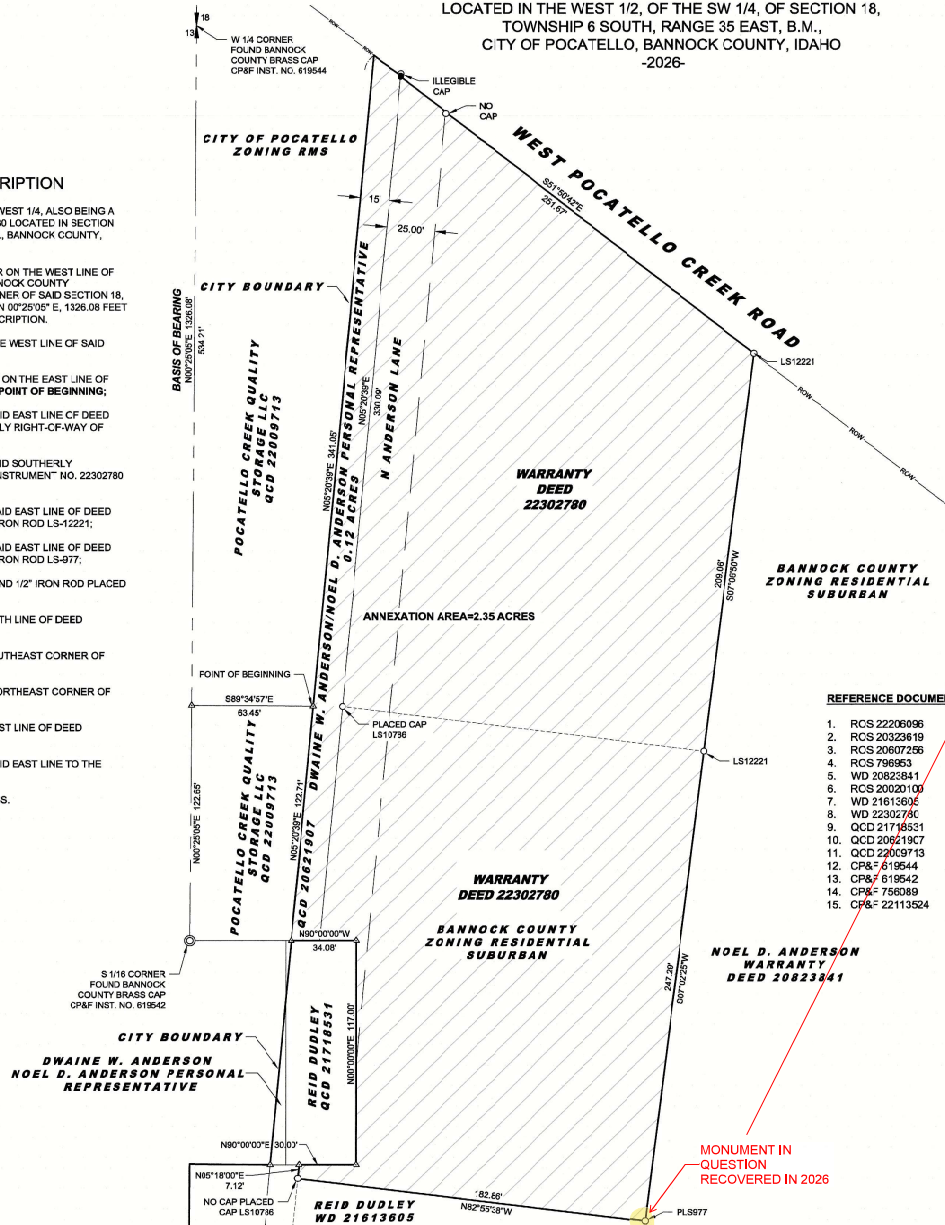
THENCE N 9°00'00" E, 30.00 FEET TO THE SOUTHEAST CORNER OF DEED INSTRUMENT NO. 21718531;

THENCE N 0°00'00" E, 117.00 FEET TO THE NORTHEAST CORNER OF DEED INSTRUMENT NO. 21718531;

THENCE N 9°00'00" W, 34.08 FEET TO THE EAST LINE OF DEED INSTRUMENT NO. 22006713;

THENCE N 0°20'39" E, 122.71 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.35 ACRES MORE OR LESS.



LEGEND

- FOUND 1/2" IRON ROD AS NOTED
- FOUND 5/8" IRON ROD OR AS NOTED
- BOUNDARY LINES
- SECTION LINES
- BARBED WIRE FENCE LINE
- CHAIN LINK FENCE LINE
- SET 12" X 24" IRON ROD LS '0788
- EASEMENT LINE
- PROPOSED ANNEXATION AND CITY ZONING RL
- CALCULATED POINT (NOTHING FOUND OR SET)
- RIGHT-OF-WAY LINES DEDICATED

SURVEY NARRATIVE:

THIS ANNEXATION SURVEY WAS PREPARED TO CREATE THE BOUNDARY OF 2.35 ACRES FOR ANNEXATION AND ZONING. THE DESCRIPTION INCLUDED PORTIONS OF QUITCLAIM DEED 21718531, QUITCLAIM DEED 20821937 AND WARRANT DEED 22302780. THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION, FOUND MONUMENTS AND PHYSICAL EVIDENCE. THE NORTH LINE IS THE SOUTH 1/16TH RIGHT-OF-WAY OF WEST POCA TELLO CREEK ROAD WAS ESTABLISHED FROM FOUND MONUMENTS SHOWN ON RECORD OF SURVEY INST. NO. 22206086, 20323619 AND 20807258 THE EAST AND SOUTH LINES WERE ESTABLISHED FROM FOUND MONUMENTS FROM RECORD OF SURVEYS 22008086, 798653 AND 20020100. THE EAST LINE WAS ESTABLISHED FROM QUITCLAIM DEED 22008713 AND RECORD OF SURVEY 20807258.

BASIS OF BEARING

THE WEST LINE OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO WITH A BEARING OF S00°25'03" W AND A DISTANCE OF 1326.08 FEET.

SURVEYOR'S CERTIFICATE

I, BARRY GLEN WHITSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY COMPLETED UNDER MY SUPERVISION.



REFERENCE DOCUMENTS:

1. RCS 22206086
2. RCS 20323619
3. RCS 20807258
4. RCS 798653
5. WD 20823841
6. RCS 20020100
7. WD 21613606
8. WD 22302780
9. QCD 21718531
10. QCD 20821937
11. QCD 22008086
12. CP&F 619544
13. CP&F 756089
14. CP&F 22113524

ANNEXATION MAP

NORTH BANNOCK FIRE DISTRICT CORPORATION

LOCATED IN THE WEST 1/2, OF THE SW 1/4, OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.,
CITY OF POCA TELLO, BANNOCK COUNTY, IDAHO

SCALE: PER BARSCALE	DRAWN: CH	JOB #: 224121
DATE: JUNE 13, 2025	CHECKED: BGW	SHEET: 1 OF 1
DRAWN FOR: 819PROJECT725224224121 NORTH BANNOCK FIRE DISTRICT CORPORATION 224121 NBF ANNEXATION.DWG		

KELLER
ASSOCIATES

100 E Bower Street, Suite 120
Meridian, Idaho 83642
(208) 288-1952

ATTACHMENT C:
P&Z COMMISSION STAFF REPORT
CITY COUNCIL
NOVEMBER 5, 2026

**PLANNING & ZONING COMMISSION
HEARING: OCTOBER 14, 2026
STAFF REPORT**

FILE: ANEX26-003

APPLICANT: North Bannock Fire District
REPRESENTATIVE: Barry Whitson, Keller Associates
REQUEST: Annexation & Zoning
GENERAL LOCATION: 9200 N. Anderson Lane (Parcels #R3851009200, R3851008303)
STAFF: Jim Anglesey, Long-Range Senior Planner

SUMMARY & CONDITIONS:

The corporate boundary of the city may be expanded whenever the City Council deems it to be for the public convenience or necessity or for the general welfare. Annexations shall be conducted in accordance with Idaho State Code Title 50, Chapter 2. As land is annexed it shall be given a comprehensive plan and zoning district designation based on the provisions of section 17.01.130, in the plan designation-zoning district conversion chart, of this title and the review criteria listed in subsection 17.02.170.E of this chapter.

In consideration of the application, staff concludes that the proposed annexation is **compliant** with Pocatello City Code Section 17.02.110. A full analysis is detailed within this staff report.

OPTIONAL MOTIONS:

1. Approval of the Application: “Move to recommend **approval** of the annexation application from the North Bannock Fire District to annex the subject property and to assign it the Residential Low Density (RL) zoning designation, finding the application meets the standards for approval under section 17.02.110 of Pocatello City Code and authorize the Chair to sign the Findings of Fact & Recommendation.”

2. Denial of the Application: “Move to recommend **denial** of the annexation application from the North Bannock Fire District, finding the application does not meet the standards for approval under section 17.02.110 of Pocatello City Code (**state reason for denial**) and authorize the Chair or Vice Chair to sign the Findings of Fact & Recommendation.”

GENERAL BACKGROUND:

Request: The North Bannock Fire District, represented by Barry Whitson of Keller Associates, has submitted an annexation and zoning application to annex the subject property and assign it the Residential Low Density (RL) zoning designation.

Physical Characteristics of the Site: The subject property, known as 9200 N. Anderson Lane (Parcels #R3851009200, R3851008303), consists of 2.35 acres (more or less). The property is

currently developed with a private gravel road (Anderson Lane), a fire station, and a single-family dwelling unit.

Notification: Notice was posted on the subject property on September 25, 2026 and published in the Idaho State Journal on September 29, 2026. 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 annexation. No written comments were received from the public prior to the publishing of this staff report.

Planning & Zoning Commission Action: After notice, the Planning and Zoning Commission shall hold a hearing to consider the request and render a recommendation. The commission shall submit findings of fact and recommendation to the City Council within forty-five (45) days following closure of the public hearing.

ATTACHMENTS:

- A. Application Documents
- B. Future Land Use Map Designation

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. Annexation & Zoning Review Criteria Analysis

REVIEW CRITERIA (17.02.170.E & Idaho Code 50-222):				
Compliant			Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
			Idaho §50-222	Annexation by Cities
			<i>Staff Review</i>	The annexation request is in statutory compliance with Idaho State Code Section 50-222 (5.a) Annexation with consent. In the case of a prospective annexation where all landowners of the subject property have requested annexation or where consent has been given by the landowner or landowners of a contiguous parcel or parcels or where implied consent has been given, the provisions of subsections (3) and (4) of this section shall not apply. In such a case, the subject land may extend beyond the city area of impact if the land is contiguous to the city and the comprehensive plan includes the area of annexation. Lands need not be contiguous to the city limits at the time a landowner consents to annexation for the property to be subject to a valid consent to annex, but no annexation of lands may occur, regardless of consent, until such land becomes contiguous to the city. Upon determining that a proposed annexation meets the requirements of this subsection, a city may initiate the planning and zoning procedures set forth in chapter 65, title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.
☒	☐	☐		

☒	☐	☐	17.02.170.E1	How the requested zoning at the location in question would be in the community's best interest.
			<i>Staff Review</i>	The subject property is included within the Area of City Impact (ACI) and is assigned the Residential (R) designation on the Future Land Use Map within Pocatello Comprehensive Plan 2040. For this reason, the proposed annexation is anticipated within the long-range planning documents and thus is in the community's best interest.
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			<i>Staff Review</i>	The RL zoning district is designed to accommodate single-family dwellings and a mix of other housing types such as accessory dwellings, townhomes, and two-family dwellings. Public safety facilities including police and fire stations, emergency communications, and ambulance services are also permitted by right. (see City Code §17.03.300 & 17.03.500). The proposed zoning designation would blend with anticipated development in accordance with the Future Land Use Map and meet the purpose and intent of the Residential Low Density (RL) zoning district. These existing uses on the subject property would appropriately serve surrounding civic, residential, and industrial uses.
☒	☐	☐	17.02.170.E3	If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.
			<i>Staff Review</i>	This property is currently developed with a rural fire station and a single-family dwelling unit. The site is physically suitable for the types and intensities of uses permitted in the RL zoning district.
☒	☐	☐	17.02.170.E4	If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare.
			<i>Staff Review</i>	Utilities and services are readily available to the subject property.
☒	☐	☐	17.02.170.E5	If the uses permitted in the zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses.
			<i>Staff Review</i>	Permitted uses in the RL zoning district would meet the intent of the long-range plans' anticipated uses for the area surrounding and the subject property.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			<i>Staff Review</i>	The adopted Future Land Use Map designation for the subject property is Residential (R), which is consistent with the proposed RL zoning designation.

ANNEXATION MAP

NORTH BANNOCK FIRE DISTRICT CORPORATION

LOCATED IN THE WEST 1/2, OF THE SW 1/4, OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.,
CITY OF POCA TELLO, BANNOCK COUNTY, IDAHO
-2026-

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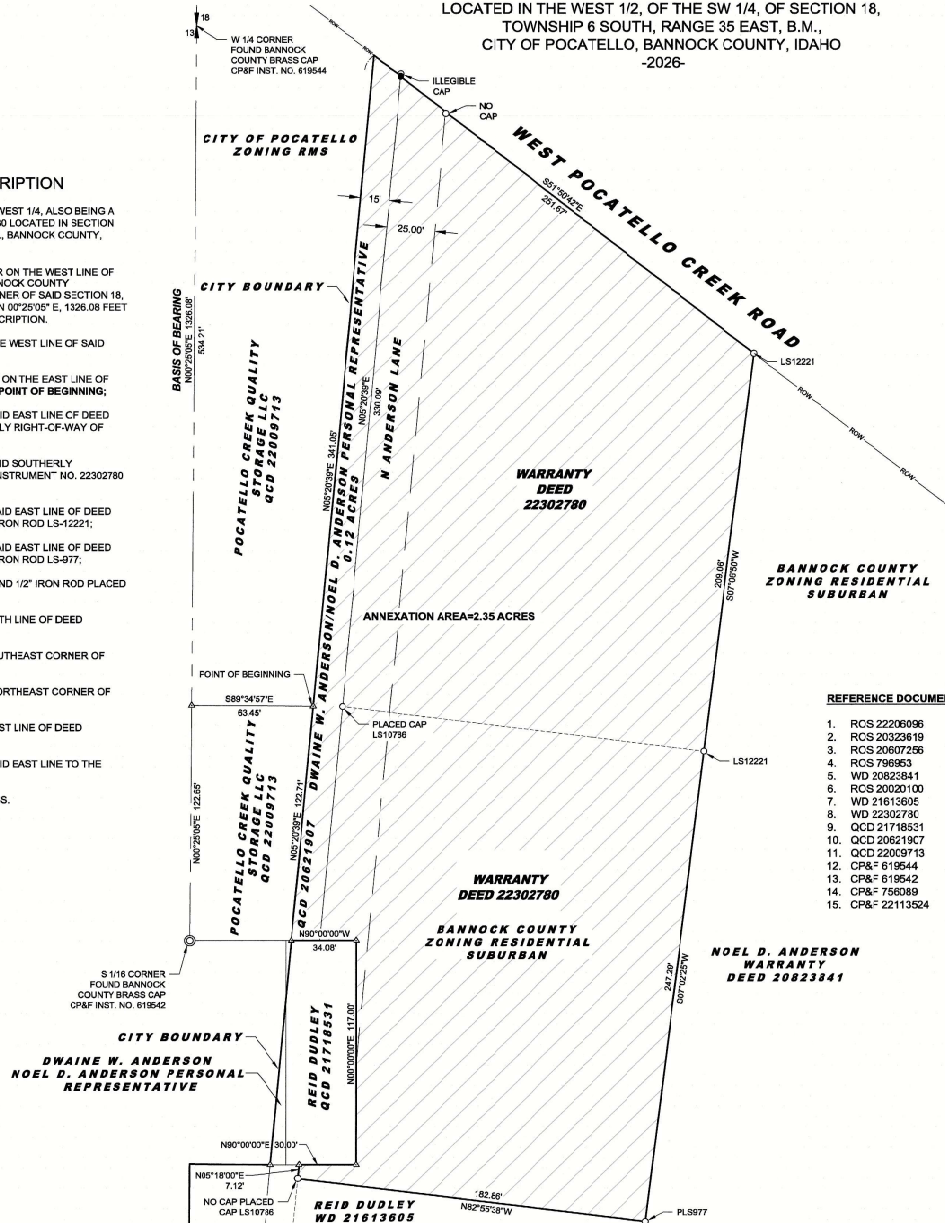
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---	PROPOSED ANNEXATION AND CITY ZONING RL
△	CALCULATED POINT (NOTHING FOUND OR SET)
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BASIS OF BEARING

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3. RCS 20607256
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8. WD 22302793
9. QCD 21718531
10. QCD 20621937
11. QCD 22009713
12. CP&F 619544
13. CP&F 619542
14. CP&F 756089
15. CP&F 22113524

NOEL D. ANDERSON
WARRANTY
DEED 20823841

WARRANTY
DEED 22302780
BANNOCK COUNTY
ZONING RESIDENTIAL
SUBURBAN

CITY BOUNDARY
DWAINE W. ANDERSON
NOEL D. ANDERSON PERSONAL
REPRESENTATIVE

REID DUDLEY
WD 21613605

ANNEXATION MAP		
NORTH BANNOCK FIRE DISTRICT CORPORATION		
LOCATED IN THE WEST 1/2, OF THE SW 1/4, OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., CITY OF POCA TELLO, BANNOCK COUNTY, IDAHO		
SCALE: PER BARSCALE	DRAWN: CH	JOB #: 224121
DATE: JUNE 13, 2025	CHECKED: BGW	SHEET: 1 OF 1
DRAWN BY: S:\PROJECTS\22024121 NORTH BANNOCK FIRE DISTRICT\224121 NBF ANNEXATION.DWG		
KELLER ASSOCIATES		100 E Bower Street, Suite 120 Meridian, Idaho 83642 (208) 288-1992

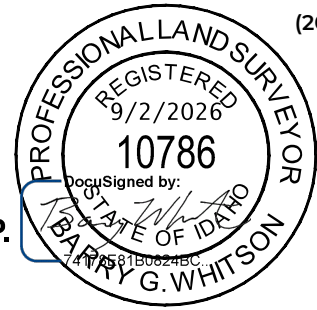


3153 McNeil Drive
Idaho Falls, ID 83402

(208) 542-6120

REVISED 9/02/2026

**ANNEXATION DESCRIPTION
NORTH BANNOCK FIRE DISTRICT CORP.**



A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, ALSO BEING A PORTION OF DEED INSTRUMENT NO., 22302780 LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO.

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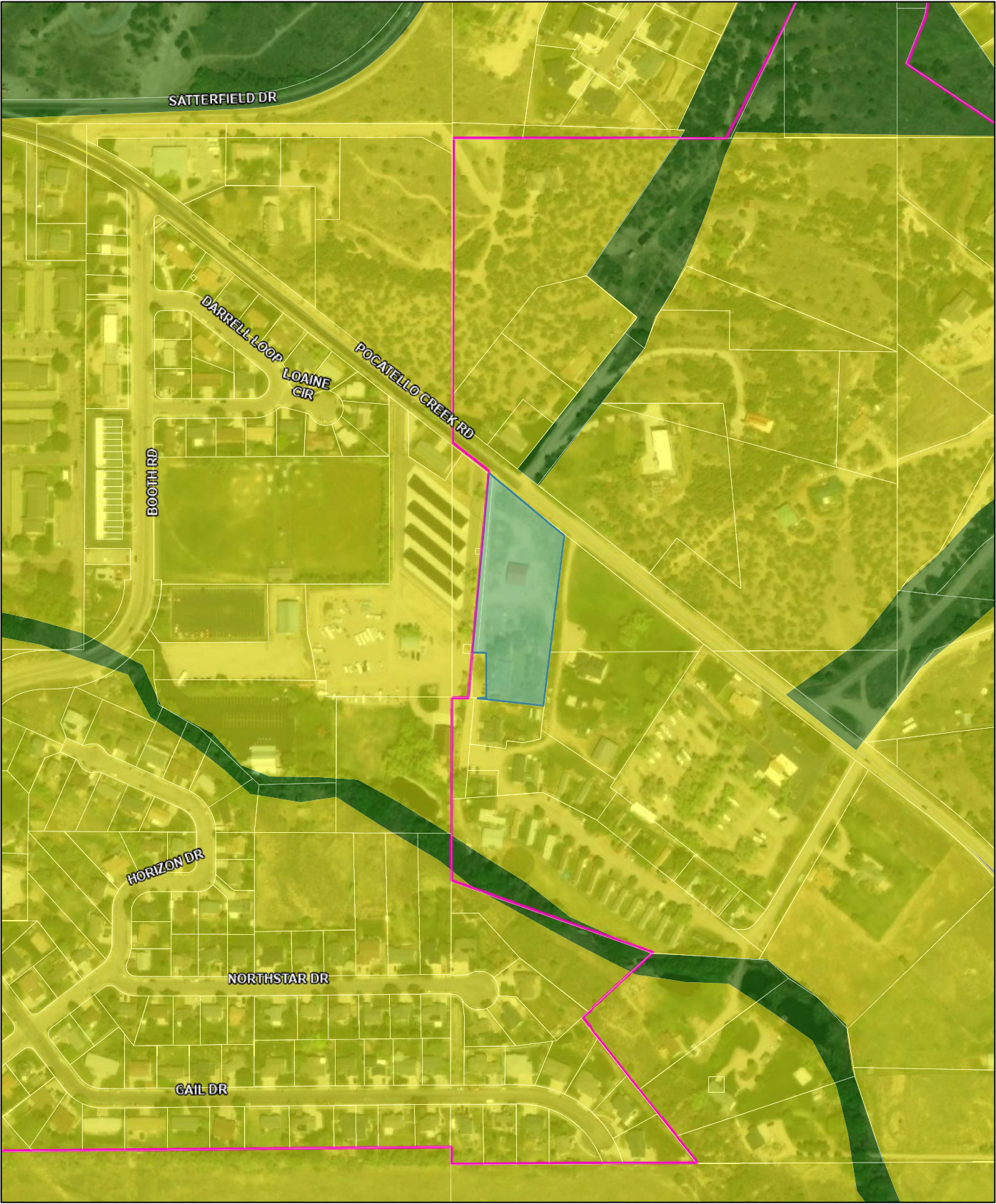
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PARCEL CONTAINS 2.35 ACRES MORE OR LESS.

Future Land Use Map



-  City Limits
-  Residential
-  Open Space

