CITY COUNCIL DECISION
ANNEXATION AND ZONING REQUEST

OWNER:	North Bannock Fire District P.O. Box 4434 Pocatello, ID 83201
APPLICANT:	Barry Whitson Keller Associates 3153 McNeil Drive Idaho Falls, ID 83402
LOCATION OF REQUEST:	Approximately 2.35 acres of land known as 9200 North Anderson Lane, legally described on the attached Exhibit "A"
NATURE OF REQUEST:	Request to annex the subject property into the corporate boundary of the City and zone the same as Residential Low Density (RL) with a concurrent Comprehensive Plan Land Use Map designation of Residential (R)

At a Public Hearing held October 14, 2026, the Planning and Zoning Commission heard testimony and later made Findings of Fact and drew conclusions therefrom based on the standards listed therein. A copy of the Findings of Fact is attached hereto as Exhibit "B" for reference.

PLANNING AND ZONING COMMISSION'S RECOMMENDATION
TO POCATELLO CITY COUNCIL

Based upon the conclusions contained in Exhibit B, the Commission recommended approval of the request.

ANNEXATION AND ZONING ORDINANCE STANDARDS FOR DECISION

1. Cities have the authority to annex land into a City which is reasonably necessary to assure the orderly development of the City pursuant to Idaho Code §50-222.

2. Development standards in Residential (R) zoning districts are contained in Table 17.03.500 of the Pocatello Municipal Code.

3. City of Pocatello Resolution No. 2006-02 provides for the developer of real property being annexed into the city limits to provide a water source sufficient to support the water needs of the development of said property, or to provide a cash payment of an amount sufficient to purchase a water source utilizing a formula determined by the City.

POCATELLO CITY COUNCIL FINDINGS OF FACT AND CONCLUSIONS

At its regularly-scheduled meeting on November 5, 2026, the City Council held a public hearing and considered the record of the application and the Findings of Fact from the Planning and Zoning Commission. The Applicant and City staff made presentations. Written comment was received regarding the application.

After discussion, the City Council found that the application complies with the review criteria relevant to the proposed annexation.

POCATELLO CITY COUNCIL DECISION

After considering the above-named Findings of Fact and Conclusions, public comments, and the Applicant's proposal; the Pocatello City Council hereby approves the annexation and zoning of approximately 2.35 acres of land located at 9200 North Anderson Lane, Pocatello, as described in Exhibit A, subject to the following terms and conditions:

1. The subject property shall be annexed into the corporate boundaries of the City of Pocatello.

2. All conditions set out in the Staff Report, attached hereto and incorporated herein, as Exhibit "B-1" shall be met.

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

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

ADOPTED this ___ day of _____, 2026.

Approved as to form and content

_____
JARED JOHNSON, City Attorney

CITY OF POCATELLO, a municipal corporation of Idaho

_____
MARK DAHLQUIST, Mayor

ATTEST:

_____
KONNI R. KENDELL, City Clerk

STATE OF IDAHO)
ss:
County of Bannock)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public for the State, personally appeared Mark Dahlquist and Konni R. Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

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

(SEAL)

_____
NOTARY PUBLIC FOR IDAHO
Residing in: _____
Commission Expires: _____

EXHIBIT A

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 POCATELLO 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°55'38" 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.

EXHIBIT tabbies B

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**
			Finding	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.**
			Finding	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.**
			Finding	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.**
			Finding	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.**
			Finding	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.**
			Finding	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.**
			Finding	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.

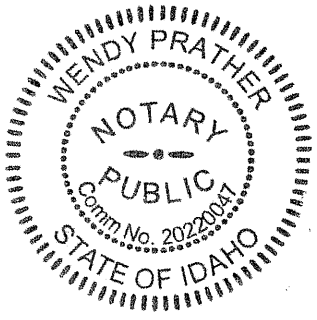
Rich Phillips, Chair
City of Pocatello Planning & Zoning Commission
Authorized to sign 10/14/2026

STATE OF IDAHO)
ss:
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

EXHIBIT B-1

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**
☒	☐	☐	***Staff Review***	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.**
			Staff Review	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.**
			Staff Review	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.**
			Staff Review	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.**
			Staff Review	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.**
			Staff Review	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.**
			Staff Review	The adopted Future Land Use Map designation for the subject property is Residential (R), which is consistent with the proposed RL zoning designation.