

AGENDA ITEM #11

**SHORT PLAT SUBDIVISION APPLICATION
MEETING AUGUST 6, 2026
STAFF REPORT**

SUBDIVISION: HAC Subdivision Short Plat
FILE: SP26-007
APPLICANT: Jose Nava
PROPERTY OWNER: Jordan Phillips
REQUEST: Short Plat Subdivision Application
GENERAL LOCATION: S. Valley Rd.
ZONING: Light Industrial (LI)
LOTS/UNITS: Four (4) Lots (9.11 acres +/-)

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is compliant with all applicable standards of Pocatello Municipal Code Sections 16.16 and 16.24, assuming compliance with the following conditions:

1. Construction drawings for any utility connections will be submitted with a development permit. Those connections will be approved prior to any building permit being issued;
2. The plat shall be prepared in accordance with applicable State and City subdivision plat standards and subject to review by the City Surveyor; and
3. All other standards or conditions of Municipal Code not herein stated but applicable to the subdivision shall apply.

REQUEST: Jose Nava (555 N. Hayes Ave.), on behalf of Jordan Phillips (property owner), has submitted a short plat application requesting to subdivide 9.11 acres (more or less) of parcels RPCPP138512 and RPCPP138507 into four (4) lots, with an 80' wide private access and public utility easement. The property is located at the approximately 225 feet west of the intersection of South Valley Rd and S. 5th Ave.

DENSITY & LOT DESIGN: The subject property is zoned Light Industrial (LI). The proposal calls for subdividing the parcel to allow for the future development. The right-of-way WILL NOT be dedicated to the City of Pocatello, but will remain private. Municipal Code does not require that a minimum lot size be maintained for Light Industrial lots.

RIGHT-OF-WAY IMPROVEMENTS: The City of Pocatello Public Works Department provided following comments which have already been incorporated into the plat. Construction drawings for any utility connections will be submitted with a development

permit. Those connections will be approved prior to any building permit being issued. Utility notices were sent on July 17, 2026. One comment was received from Southeastern Idaho Public Health requiring the developer to apply to Southeastern Idaho Public Health for land development. This comment has been provided to the applicant.

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 short plat.

ATTACHMENTS:

- A. Proposed Short Plat
- B. Aerial Views

ATTACHMENT A
SHORT PLAT

HAC SUBDIVISION

LOCATED IN PART OF THE NE ¼ OF THE NE ¼ OF SECTION 7,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

NOTES

- ALL OF THE DOCUMENTS IDENTIFIED TO AFFECT THE HEREON LAND AS LISTED PER FLYING S TITLE AND ESCROW OF IDAHO, INC. WITH TITLE COMMITMENT NUMBER 3003240-160.
- RESERVATIONS IN UNITED STATES PATEN - BOOK 8 OF PATENTS, PAGE 12
- MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PUBLIC UTILITIES EASEMENT - BOOK 31 OF DEEDS, PAGE 149
- IDAHO POWER PUBLIC UTILITIES EASEMENT - BOOK 44 OF DEEDS, PAGE 351
- PROVISIONS IN A DECREE TO G.W. SIDWELL AND ALVIRA SIDWELL - BOOK 15 OF JUDGMENTS, PAGE 408
- PROVISIONS IN REAL COVENANT TO THE CITY OF POCATELLO - INST. NO. 98018424
- UNRECORDED LEASE EXECUTED BY LESSOR AND YOUNG ELECTRIC SIGN COMPANY CONSTRUCTIVE NOTICE OF WHICH IS GIVEN BY - INST. NO. 20329294



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 0°16'15" E	30.09'
L2	N 79°11'19" E	28.77'
L3	N 79°06'28" E	30.58'
L4	N 0°16'15" E	30.58'

BLOCK 1

LOT 1
5.39 Acres

LOT 2
0.88 Acres

LOT 3
1.11 Acres

LOT 4
1.72 Acres

LEGEND

- SET 5/8" DIA x 24" LONG IRON PIN W/ ALUMINUM CAP INSCRIBED PLS 19356
- SET 1/2" IRON PIN W/ PLASTIC CAP INSCRIBED PLS 19356
- FOUND 1/2" IRON PIN W/ PLASTIC CAP INSCRIBED PLS 2341
- FOUND 5/8" DIA x 24" LONG IRON PIN W/ ALUMINUM CAP INSCRIBED PLS 19356
- FOUND 1/16 SECTION MONUMENTS AS NOTED
- FOUND BRASS CAP RIGHT OF WAY MONUMENT MARKED PLS 14222
- SECTION LINE
- EXISTING DEED LINES
- ACCESS AND PUBLIC UTILITY EASEMENT AS NOTED
- ROAD RIGHT OF WAY
- ROAD CENTERLINE
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- BEAR/DIST PER ROS INST. NO. 21612735
- BEAR/DIST PER ROS INST. NO. 22000425
- BEAR/DIST PER RIMROCK PROPERTIES PLAT INST. NO. 22306049
- FOUND 1/2" IR MARKED PLS 2341, REPLACED WITH ALUMINUM CAP ATOP 5/8" DIA x 24" LONG IRON PIN INSCRIBED PLS 19356

SURVEY REFERENCES

DEED INST. NOS. 20600261, 2120015, 22000447, 22119738, 22119738, 22409818, 22600908, 22601558, 22601559, 22601689, 22601690

ROS INST. NOS. 21612735, 22000425, 22601977

PLAT INST. NOS. 20326758, 22306049,

CP&F INST. NOS. 642518, 733369, 21400563, 21400565, 21617161,

RECORDER'S CERTIFICATE

SCALE @ 18 x 24
1 IN. = 60 FT.

BASIS OF BEARING
GRID BEARING BASED ON THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM (NAD83/2011)(EPOCH 2010)(GEOID12B) (COMBINED SCALE FACTOR: 1.0002623157)

ORIGIN: LAT: 42°49'53.59978"N
LONG: 112°24'03.36675"W
HEIGHT: 4488.86'

ALL DISTANCES ARE IN US SURVEY FEET



GVE DRAFTING AND LAND SURVEYING
555 N. HAYES AVE.
POCATELLO ID. 83204
208-317-6189 CELL

HAC SUBDIVISION
LOCATED IN
PART OF THE NE ¼ OF THE NE ¼
OF SECTION 7,
T. 7 S., R. 35 E., B.M.,
BANNOCK COUNTY, IDAHO

DRAWN BY: JN
PROJECT NO: 25-011B
DATE: 06-25-2026
SHEET: 1 of 2

HAC SUBDIVISION
LOCATED IN PART OF THE NE ¼ OF THE NE ¼ OF SECTION 7,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BEING ALL OF THE LAND DESCRIBED IN DEED INSTRUMENT 22601689 IN THE RECORDS OF BANNOCK COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/16 CORNER OF SECTION 7, POINT BEING MARKED BY A BRASS CAP RIGHT OF WAY MONUMENT AND DESCRIBED IN CORNER PERPETUATION AND FILING RECORD, INSTRUMENT 21400565, IN THE RECORDS OF BANNOCK COUNTY, IDAHO; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, NORTH 00°13'28" EAST, A DISTANCE OF 455.95 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY OF SOUTH VALLEY RD. AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°13'28" EAST, A DISTANCE OF 748.02 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89°52'05" EAST, A DISTANCE OF 297.28 FEET MORE OR LESS TO THE SOUTHWESTERLY BOUNDARY OF LOT 1 BLOCK 1 OF RIMROCK PROPERTIES PLAT INST. NO. 22306049; THENCE ALONG SOUTHWESTERLY BOUNDARY, SOUTH 41°10'08" EAST, A DISTANCE OF 97.66 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED INST. NO. 22000447; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY OF THE RIMROCK PROPERTIES PLAT AND ALONG THE BOUNDARY OF SAID DEED PARCEL INST. NO. 22000447 FOR THE FOLLOWING THREE (3) COURSES:

- (1) THENCE, SOUTH 41°43'45" EAST, A DISTANCE OF 193.56 FEET;
- (2) THENCE, SOUTH 86°43'38" EAST, A DISTANCE OF 60.01 FEET;
- (3) THENCE, NORTH 48°16'22" EAST, A DISTANCE OF 70.17 FEET MORE OR LESS TO THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH 5TH AVE;

THENCE LEAVING SAID DEED PARCEL AND ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH 5TH AVE, SOUTH 41°43'45" EAST, A DISTANCE OF 67.03 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN DEED INST. NO. 22119738; THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING ALONG THE BOUNDARY OF SAID DEED PARCEL FOR THE FOLLOWING THREE (3) COURSES:

- (1) THENCE, SOUTH 48°14'57" WEST, A DISTANCE OF 179.88 FEET;
- (2) THENCE, SOUTH 41°54'05" EAST, A DISTANCE OF 207.03 FEET;
- (3) THENCE, NORTH 48°08'54" EAST, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED INST. NO. 21220015;

THENCE ALONG SAID DEED PARCEL, SOUTH 42°13'07" EAST, A DISTANCE OF 91.92 FEET MORE OR LESS TO THE NORTHWESTERLY RIGHT OF WAY OF SOUTH VALLEY RD.; THENCE LEAVING SAID DEED PARCEL AND ALONG THE NORTHWESTERLY RIGHT OF WAY OF SOUTH VALLEY RD. FOR THE FOLLOWING SEVEN (7) COURSES:

- (1) THENCE, SOUTH 48°36'51" WEST, A DISTANCE OF 28.40 FEET;
- (2) THENCE, SOUTH 60°35'25" WEST, A DISTANCE OF 250.22 FEET;
- (3) THENCE, SOUTH 79°06'28" WEST, A DISTANCE OF 170.61 FEET;
- (4) THENCE, SOUTH 79°11'19" WEST, A DISTANCE OF 75.57 FEET;
- (5) THENCE, SOUTH 85°43'58" WEST, A DISTANCE OF 102.68 FEET;
- (6) THENCE, SOUTH 85°43'11" WEST, A DISTANCE OF 94.65 FEET;
- (7) THENCE, NORTH 82°05'19" WEST, A DISTANCE OF 53.63 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 AND THE **TRUE POINT OF BEGINNING**.

SUBDIVISION COMPRISING 9.11 ACRES MORE OR LESS

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 THE OWNERS, TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT, THE LOCATION AND THE DIMENSIONS OF THE BLOCK AND LOTS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE EASEMENTS SHOWN ARE NOT, DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS, IS HEREBY PERPETUALLY RESERVED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES AND DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT. NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. IT IS ALSO THE INTENTION OF THE OWNERS TO GRANT ACCESS TO CITY VEHICLES FOR TRASH REMOVAL AND WARRANTS THE CITY OF POCATELLO HARMLESS FROM DAMAGES OCCURRING DUE TO SAID REMOVAL.

IN WITNESS WHEREOF, I AS THE THE OWNER DO HEREUNTO SET MY HAND,

GABRIEL A. MONROE (GOVERNOR)(HAC DEVELOPMENT, LLC)

SANITARY RESTRICTIONS

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

DATE: _____

HEALTH DISTRICT SIGNATURE: _____

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR 2026, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED GABRIEL A. MONROE, KNOWN OR IDENTIFIED TO ME TO BE A GOVERNOR OF HAC DEVELOPMENT, LLC (AN IDAHO LIMITED LIABILITY COMPANY), THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

RESIDING IN _____ COUNTY, STATE OF IDAHO,

MY COMMISSION EXPIRES _____ DAY OF _____, 2026

COUNTY TREASURER'S CERTIFICATE

I THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BANNOCK, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PROJECT ARE CURRENT.

THROUGH _____

BANNOCK COUNTY TREASURER _____ DATE _____

CITY SURVEYOR'S CERTIFICATE

I, GERALD V. EVANS, A SURVEYOR IN AND FOR THE CITY OF POCATELLO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE FOUND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO, I APPROVE THE SAME FOR FILING THIS _____ DAY OF _____, 2026

GERALD V. EVANS (PLS NO. 10342)
POCATELLO CITY SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, AN EXAMINING SURVEYOR IN AND FOR BANNOCK COUNTY 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 _____, 2026

MATTHEW S. BAKER (PLS NO. 13023)

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS IS HEREBY APPROVED AND THE DEDICATIONS ARE HEREBY ACCEPTED BY THE CITY OF POCATELLO THIS THIS _____ DAY OF _____, 2026

MARK DAHLQUIST, MAYOR _____ KONNI KENDELL, CITY-CLERK _____

SKYLAR ALLEN (PE NO. 15370), ENGINEER FOR THE CITY _____ BRENT MCLANE, DIRECTOR PLANNING & DEVELOPMENT SERVICES _____

IRRIGATION CERTIFICATE

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

CULINARY WATER

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

SURVEY NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO CREATE A 4 LOT SUBDIVISION FROM THE LANDS OF HAC DEVELOPMENT LLC AS DESCRIBED IN DEED INSTRUMENT NO. 22601689.
2. THE BOUNDARY OF THE HEREON SUBDIVISION WAS DETERMINED FROM HOLDING FOUND CORNER MONUMENTS AS PER RECORD OF SURVEY INSTRUMENT NO. 22601977
3. THE EASEMENT ALONG SOUTH VALLEY RD. IS 30' WIDE AND AND IS FOR SHARED PRIVATE ACCESS AND PUBLIC UTILITIES.
4. AN 80 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS SHARED ACCESS AND MAINTENANCE OF A PRIVATE DRIVE AND FOR PUBLIC UTILITIES SHALL RUN NORTH FROM AN EXISTING APPROACH ALONG SOUTH VALLEY RD, AS SHOWN.
5. EASEMENTS NOT DEPICTED: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS SHALL BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

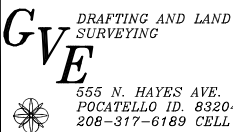
ARE RECORDED AS INSTRUMENT NUMBER _____ AND ARE HEREBY MADE A PART OF THE PLAT

SURVEYOR'S CERTIFICATE

I, JOSE T. NAVA, A PROFESSIONAL LAND SURVEYOR LICENSED IN 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.



JOSE T. NAVA PLS-19356 _____ DATE _____

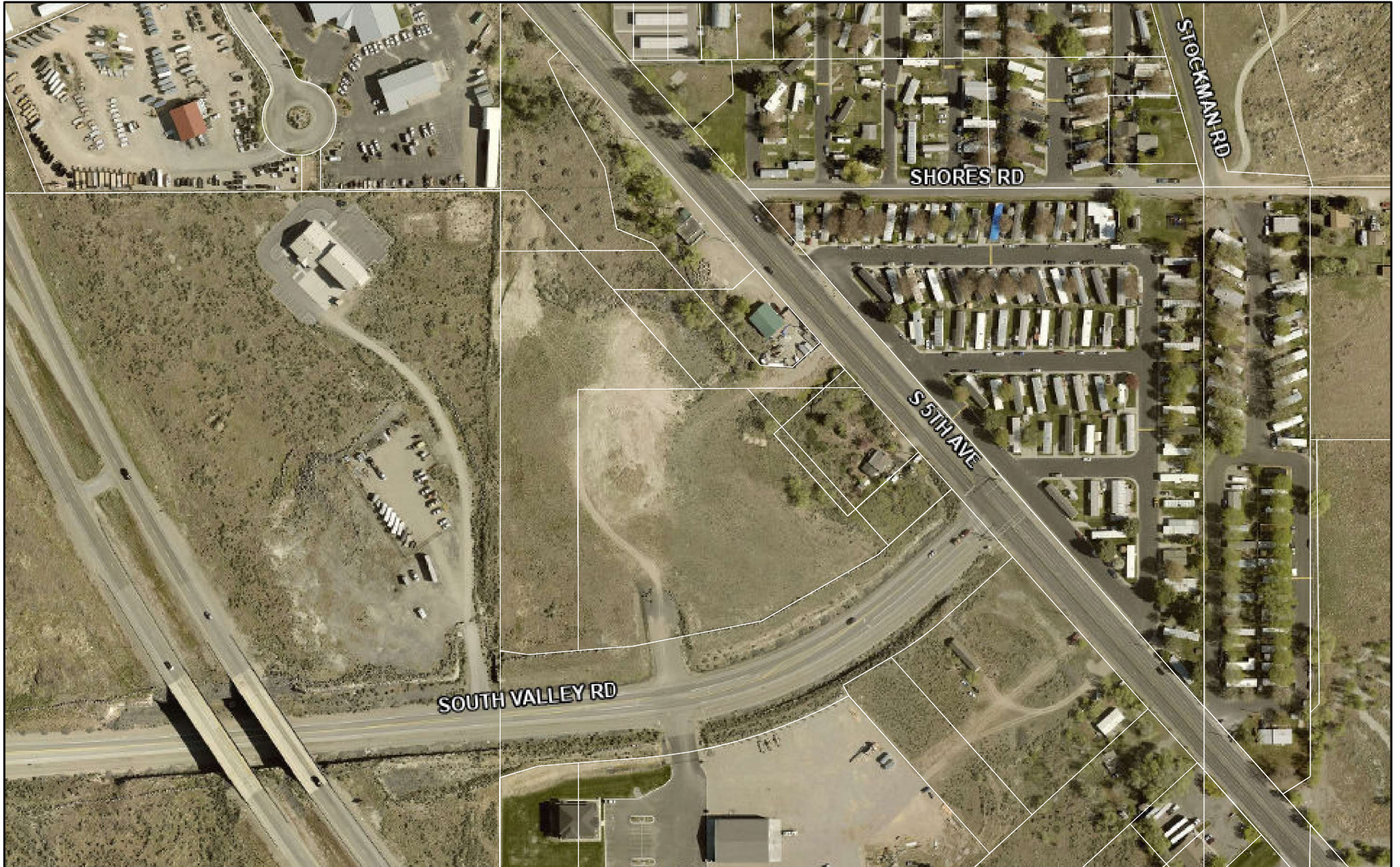


HAC SUBDIVISION
LOCATED IN
PART OF THE NE ¼ OF THE NE ¼
OF SECTION 7,
T. 7 S., R. 35 E., B.M.,
BANNOCK COUNTY, IDAHO

DRAWN BY: JN
PROJECT NO: 25-011B
DATE: 06-25-2026
SHEET: 2 of 2

ATTACHMENT B
AERIAL

ArcGIS Web Map



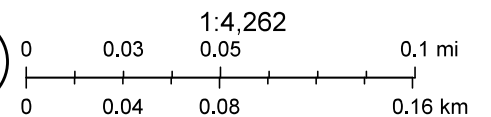
7/28/2026, 10:59:48 AM

- City Limits
- City Addresses PocatelloInkom
- Roads
 - Local
 - Minor Arterial
- Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

Citations



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community