

AGENDA ITEM #12

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

SUBDIVISION: Grey Side Subdivision Short Plat
FILE: SP26-009
APPLICANT: Stuart Ward, Dioptra LLC
PROPERTY OWNER: Greyside Properties LLC
REQUEST: Short Plat Subdivision Application
GENERAL LOCATION: 1389 W. Quinn Rd.
ZONING: Residential Medium Density Single Family (RMS)
LOTS/UNITS: Three (3) Lots (0.7 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 are approved. Utility connections will be inspected in conjunction with a development permit;
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: Stewart Ward of Dioptra, LLC (4880 Clover Dell Rd.), on behalf of Greyside Properties, LLC (property owner), has submitted a short plat application requesting to subdivide 0.7 acres (more or less) of parcel RPTRT001100 into three (3) lots, with a 20' wide private access and public utility easement. The property is located at the approximately 1389 W. Quinn Rd.

DENSITY & LOT DESIGN: The subject property is zoned Residential Medium Density Single Family (RMS). The proposal calls for subdividing the parcel to allow for the future development. The minimum lot size, utilizing infill development standards, is 3,000 sq. ft. for a single-family home. The smallest lot is 8,728 sq. ft. The private drive WILL NOT be dedicated to the City of Pocatello, but will remain private.

RIGHT-OF-WAY IMPROVEMENTS: The City of Pocatello Public Works Department provided comments which have already been incorporated into the plat. Construction drawings were submitted with the application and are approved. Construction

drawings are approved. Utility connections will be inspected in conjunction with a development permit. Those connections will be approved prior to any certificate of occupancy 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

Monumented Basis of Bearing

(R1-N 89°55' E 2624.2')
N 89°55'41" E 2624.29'

East 1/16th Section 16
Found Rail Road Spike
per CP&F Instr. #20419179

W. Quinn Rd



Northeast Corner Section 16
2" Aluminum Cap PLS 15295
in Survey Vault
per CP&F Instr. #22310865

1/2" Rebar w/
Plastic Cap
PLS 843

VICINITY MAP



LEGEND

	Subdivision Boundary
	Lot Lines
	Fence Lines
	Adjoining Parcels
	Easements
	Ties
	Section Line
	Set 1/2" Rebar with Plastic Cap PLS 15295
	Set 5/8" Rebar with Aluminum Cap PLS 15295
	Found 1/2" Rebar as noted
	Found 5/8" Rebar w/ Aluminum Cap PLS 2341
	Found monument as noted
(R1-)	Record Bearing and Distance per Turner Tracts Instr. #244642
(R2-)	Record Bearing and Distance per Stratten Estates Div. 1 Instr. #21916034
(R3-)	Record Bearing and Distance per Sun West Addition Instr. #562096



COUNTY RECORDERS CERTIFICATE

SURVEY NARRATIVE

- 1.) The purpose of this survey is to subdivide Lot 12 of Turner Tracts into 3 separate lots with shared access from West Quinn Road via a 20' wide private drive.
- 2.) The centerline of West Quinn Road was determined to be the North line of Section 16 and determined by found monuments as shown.
- 3.) The South Right-of-Way of West Quinn Road was determined to be a parallel with and 25 feet South of the centerline of West Quinn Road.
- 4.) The South line was determined to also be the North line of Stratten Estates - Division 1 and was established by found monuments as shown.
- 5.) The West line was determined to also be the East line of Sun West Addition and the East 1/16th line of Section 16 and was established by found monuments as shown.
- 6.) The East line was determined by holding the record platted distance which was in agreement with the found monuments.
- 7.) The O'Leary Lateral, which parallels Quinn Road, has a forty foot (40') Federal Reserved right-of-way south of the centerline of the lateral.

BASIS OF BEARING

Basis of Bearing per Idaho State Plane
Coordinate System - East Zone, City of
Pocatello System with GPS observation
combination factor: 1.0002722400,
Origin: Lat: N 41°38'29.72885"
Long: W 114°34'02.15448"

All distances are US Survey Feet.

		4880 Clover Dell Rd. Chubbuck, ID 83202 Ph. 208-237-7373 www.dioptrageomatics.com	
		Grey Side Subdivision	
Drawn By: AJT/HJB	Scale: 1"=30'		
Date: 6-2-2026	Project: 26021		

GREY SIDE SUBDIVISION

LOT 12 BLOCK 1 TURNER TRACTS INSTR. #244642
LOCATED IN NE 1/4 SECTION 16, TOWNSHIP 6
SOUTH, RANGE 34 EAST, OF THE BOISE MERIDIAN,
IN THE COUNTY OF BANNOCK.

BOUNDARY DESCRIPTION

Lot 12, Block 1 of Turner Tracts Instr. #244642, also being part of Section 16, Township 6 South, Range 34 East Boise Meridian, Bannock County, Idaho, more particularly described as;

Commencing at the Northeast corner of Section 16, Township 6 South, Range 34 East, and running thence S 89°55'41"W 1312.24 feet to the East 1/16 corner of said section and running thence S 00°00'42"W 25.00 feet to the Northwest corner of Lot 12, Block 1 of Turner Tracts Instr. #244642, also being the South right-of-way of West Quinn Road, said point being the True Point of Beginning;

Thence N 89°55'41"E 102.10 feet along the South Right-of-Way of West Quinn Road to the Northeast Corner of said Lot 12; Thence S 00°02'43"E 301.94 feet along the East line of said lot to the North line of Stratten Estates – Division 1 Instr. #21916034; Thence S 89°53'56"W 102.40 feet along said North line to the Northwest corner of said subdivision, also being the East line of Sun West Addition Instr. #562096; Thence N 00°00'42"E 301.99 feet along said East line of said subdivision to the South Right-of-Way of West Quinn Road to the Point of Beginning.

Containing ±30882 Sq. Feet or 0.71 Acres

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned owners of the tract of land described in the Boundary Description, have caused the same to be subdivided into a block and lots, and does hereby warrant and save the City of Pocatello and the County of Bannock harmless from any existing easements or encumbrances. It is our intention, the owners, to include all of the land described in the Boundary Description in this plat. The location and dimensions of the block and lots are to be shown on the accompanying map of the property. The streets shown are hereby dedicated to the public. The easements shown are not dedicated to the public but the right to use said easements is hereby perpetually reserved for public utilities, roadway slopes, drainage, snow removal or for any other use designated on the plat, and no structures other than those for such utility purposes are to be erected within the lines of said easements.

In witness whereof, we, the owners, do hereunto set our hands.

C. JARED WHITE (MANAGER)
GREY SIDE PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BANNOCK) SS

On this _____ day of _____, 2026, before me, a Notary Public in and for the State of Idaho, C. Jared White personally appeared before me, an undersigned Notary Public for the State of Idaho and acknowledged to me that they executed the herein instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal this day.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

are recorded as instrument number _____ and are hereby made a part of the plat.

CITY OF POCATELLO

The plat on which this certification appears is hereby approved and the dedication are hereby accepted by the City of Pocatello, Idaho this _____ day of _____, 2026.

MARK DAHLQUIST, MAYOR

KONNI R. KENDELL, CITY CLERK

SKYLAR ALLEN
ENGINEER FOR THE CITY

PE #15370

BRENT MCLANE
PLANNING AND DEVELOPMENT SERVICES DIRECTOR

CULINARY WATER

This subdivision is eligible to receive water from the existing City of Pocatello municipal water system.

CITY SURVEYOR'S CERTIFICATE

I, Gerald V. Evans, a registered land surveyor, have checked this plat and the computations shown hereon and find no disagreements with Idaho Code or local ordinances pertaining thereto.

GERALD V. EVANS
POCATELLO CITY SURVEYOR

PLS #10342

DATE

COUNTY EXAMINING 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 requirements of Idaho Code 50-1305 have been met, I approve the same for filing this _____ day of _____, 2026.

MATTHEW S. BAKER

PLS #13023

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.

HEALTH DISTRICT SIGNATURE

DATE

IRRIGATION WATER RIGHTS STATEMENT

The property included in this subdivision is located within the boundaries of the Department of Interior/Bureau of Indian Affairs/Fort Hall Irrigation Project. A delivery point is provided for the lands within the subdivision; however, infrastructure to serve individual lots has not been provided by the developer. Pursuant to 25 CFR 171 Subpart E. Bureau of Indian Affairs: Fort Hall Irrigation Project has a 40 foot-wide Federal reserved right-of-way, south of canal centerline, along the O'Leary Lateral. No modifications or encroachment within the limits of the right-of-way are allowed without prior written, permitted approval by the Bureau of Indian Affairs.

- (i) Individual owners will be subject to all assessments levied by the Fort Hall Irrigation Project; and
- (ii) Individual owners shall be responsible to pay such legal assessments; and
- (iii) The assessments are a lien on the land within the irrigation project.

COUNTY TREASURER'S CERTIFICATE

Pursuant to 50-1308, Idaho Code: I do hereby certify that all county property taxes due, both delinquent and current have been paid on the property described in the shown legal description through _____.

COUNTY TREASURER – JENNIFER CLARK

DATE

SURVEYORS CERTIFICATE

I, Adam J. Thayer, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that a survey was made under my direction of the premises described in the boundary description and shown on this plat upon which this certification appears. I further certify that this plat was prepared under my direction and that the monumentation shown conforms with that set on the ground and that the pertinent statutes of the State of Idaho, together with all local ordinances have been complied with.

ADAM J. THAYER, LICENSE NO. 19405

DATE



COUNTY RECORDERS CERTIFICATE

		4880 Clover Dell Rd. Chubbuck, ID 83202 Ph. 208-237-7373 www.dioptrageomatics.com	
Grey Side Subdivision			
Drawn By: AJT/HJB		Scale:	
Date: 6-2-2026		Project: 20021	

ATTACHMENT B
AERIAL