

Agenda Item #10

**POCATELLO CITY COUNCIL
MEETING: AUGUST 20, 2026
STAFF REPORT**

FILE: SP26-013

SUBDIVISION: Syringa Courts Subdivision
APPLICANT: A&E Engineering & Surveying
OWNER: Syringa Networks LLC
REQUEST: Short Plat Subdivision
GENERAL LOCATION: 233 N. Main Street
LOTS: A replat of Lots 4-8 & the north 24-feet of Lot 9 Block 453 of The Pocatello Townsite
STAFF: Matthew G. Lewis, M.S., Senior Planner

SUMMARY & CONDITIONS:

In consideration of the application, staff concludes that the proposed short plat subdivision is **compliant** with Pocatello City Code Section 16.16 and 16.24, assuming compliance with the following conditions:

1. The plat shall be prepared in accordance with applicable State and City subdivision plat standards and subject to review by the City Surveyor; and
2. All other standards or conditions of City Code not herein stated but applicable to the subdivision shall apply.

REQUEST: Wyatt Radke representing A&E Engineering, has submitted a short plat application requesting to replat the above noted lots into two (2) Lots. The parcels are addressed as 233 N Main Street. The reason for the request is to combine a portion of Lot 4 and all of lots 5-8 and the north 24-feet of lot 9 into one lot (Lot 1). Approximately 871 sq.ft. of Lot 4 Block 453 will be subdivided to maintain existing equipment owned by Syringa Wireless (Lot 2).

RIGHT-OF-WAY IMPROVEMENTS: The City of Pocatello Public Works Department provided comments which have already been incorporated into the plat. Construction drawings were not required as part of the application. 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 via email on August 5, 2026. Below are comments received:

Southeastern Idaho Public Health. Owner/Developer should contact Southeastern Idaho Public Health to apply for land development signature of the final plat. Will serve letters from

both water and sewer district providers are required. A \$25.00 signature fee will be charged at signing.

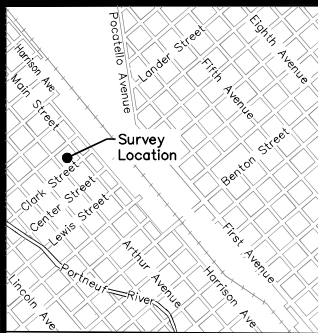
City Review: All City Departments have approved the Short Plat

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. Photo of Syringa Equipment (proposed Lot 2)

ATTACHMENT A
PROPOSED SHORT PLAT



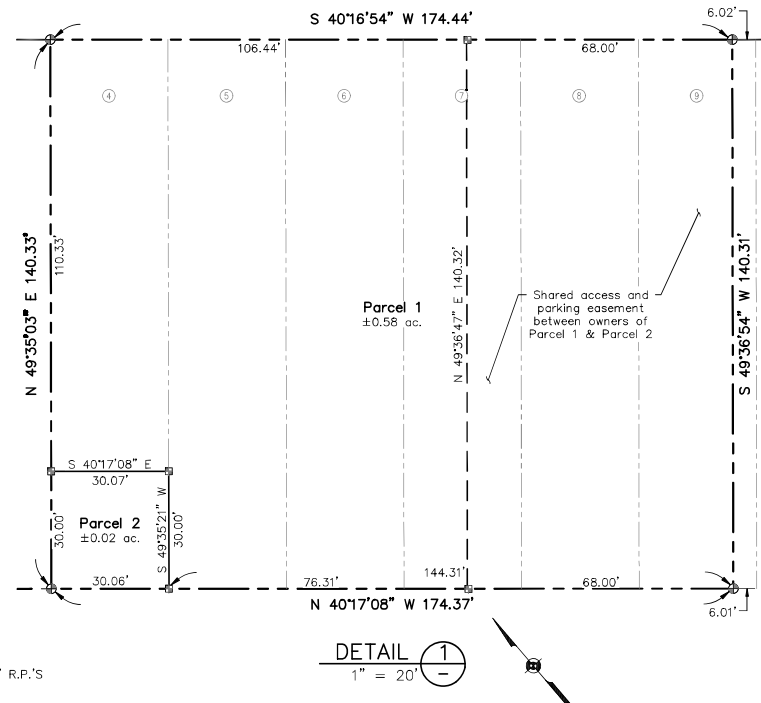
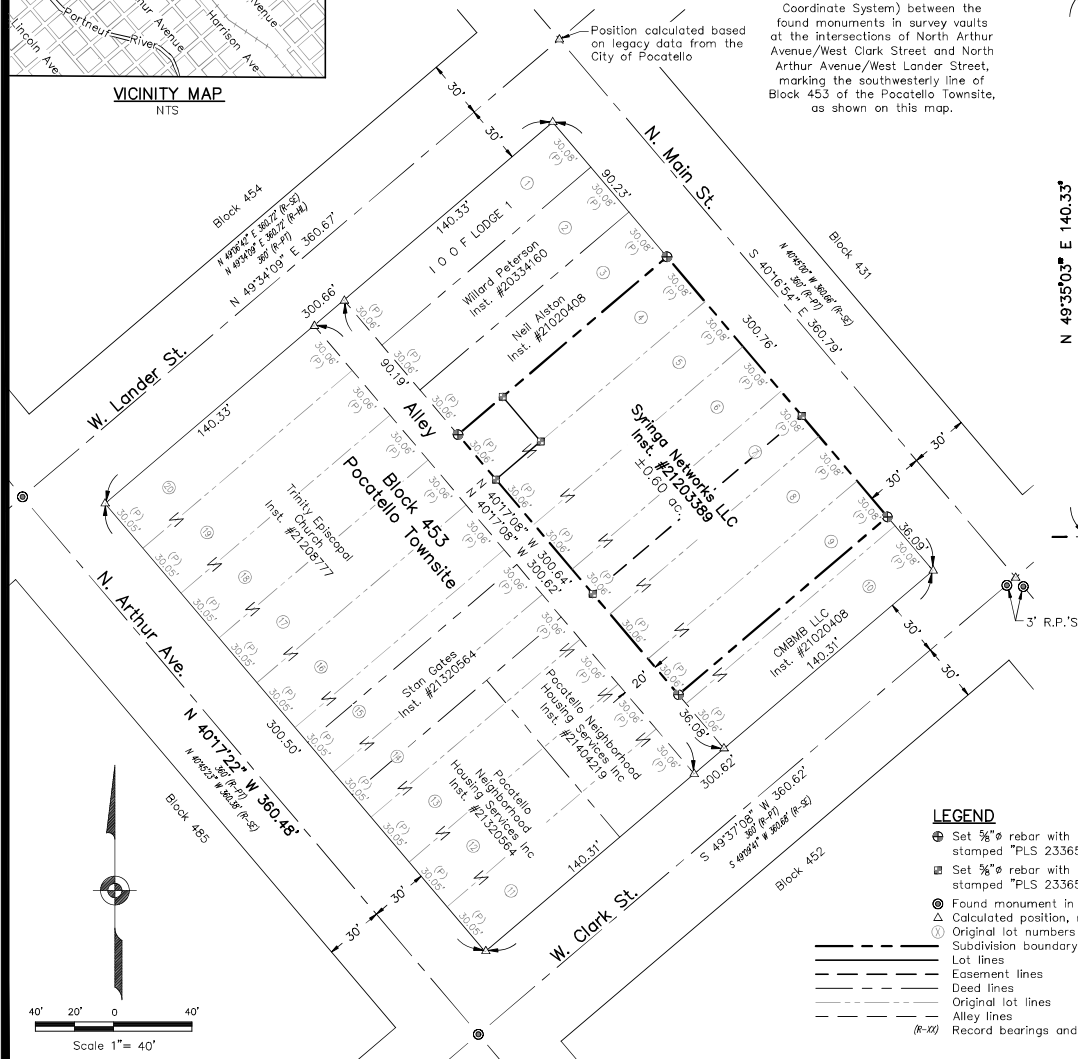
VICINITY MAP
NTS

SHORT PLAT SYRINGA COURTS

A REPLAT OF LOTS 4-8 & THE NORTH 24 FEET OF LOT 9, BLOCK 453 OF THE
POCATELLO TOWNSITE, FOR SYRINGA NETWORKS LLC, DEED INST. #21203389,
LOCATED IN THE SW $\frac{1}{4}$, SW $\frac{1}{4}$ SECTION 26, T6S, R34E, B.M., BANNOCK COUNTY, IDAHO

*BASIS OF BEARINGS

N 40°17'22" W (per City of Pocatello
Coordinate System) between the
found monuments in survey vaults
at the intersections of North Arthur
Avenue/West Clark Street and North
Arthur Avenue/West Lander Street,
marking the southwesterly line of
Block 453 of the Pocatello Townsite,
as shown on this map.



LEGEND

- ⊕ Set $\frac{3}{8}$ " rebar with aluminum cap, stamped "PLS 23365"
- ⊞ Set $\frac{3}{8}$ " rebar with pink plastic cap, stamped "PLS 23365"
- ⊙ Found monument in survey vault
- △ Calculated position, nothing found or set
- ① Original lot numbers
- Subdivision boundary lines
- Lot lines
- Easement lines
- Deed lines
- Original lot lines
- Alley lines
- (R-10) Record bearings and distances



Record of Survey prepared for Syringa Networks LLC, Deed Inst.
#21203389, located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 26, T6S, R34E, B.M.,
Bannock County, Idaho

COUNTY RECORDER STAMP

JOB No. 2026-058	PRINT DATE:	DWG. No. 603
DRAWN BY: WRR	DATE: 7/1/26	SHEET 1 OF 2 SHEETS
CHECKED BY:	DATE:	CALCULATED BY: WRR
DATE PLOTTED:	DATE:	BY:

A&E
ENGINEERING INC.

845 WEST CENTER STREET, SUITE E
P.O. BOX 1327, POCATELLO, ID 83204
PHONE: 208-233-4226

SHORT PLAT SYRINGA COURTS

A REPLAT OF LOTS 4-8 & THE NORTH 24 FEET OF LOT 9, BLOCK 453 OF THE
POCATELLO TOWNSITE, FOR SYRINGA NETWORKS LLC, DEED INST. #21203389,
LOCATED IN THE SW¼, SW¼ SECTION 26, T6S, R34E, B.M., BANNOCK COUNTY, IDAHO

SURVEY NARRATIVE:

The purpose of this survey is to mark on the ground the lands described in Deed Inst. #21203389, being Lots 4-8 & the north 24 feet of Lot 9, Block 453, of the Pocatello Townsite, and to replat said lots into 2 parcels.

Found monuments in survey vaults at roadways intersections were offset 30 feet to the interior to establish the boundary of Block 453. The boundary of Deed Inst. #21203389 was established by proportioning said block according to the Pocatello Townsite Plat and deed calls.

BOUNDARY DESCRIPTION:

All of Lots 4, 5, 6, 7, and 8, and the North 24 feet of Lot 9 in Block 453 of the Pocatello Townsite, Bannock County, Idaho, according to the official plat of survey lands by the Surveyor General. Containing 0.60 acres more or less.

NOTES:

Total Lots: (2)

Zoning: Central Commercial (CC)

Total Acreage: 0.60 acres

1. REFERENCE DOCUMENTS

- Deed Instrument numbers on file at the Bannock County Clerk's office, Inst. #'s 97011411, 20334160, 20604388, 21020408, 21203389, 21208777, 21320564, & 21404219.
- Pocatello Townsite Plat, completed in 1890. (R-PT)
- Record of Survey by Shurtliff Engineering completed in 1999, inst. #99001729. (R-SF)
- Record of Survey by Harper-Leavitt Engineering completed in 2002, inst. #20206710. (R-HL)

2. All bearings/distances are measured unless otherwise noted.

SURVEYOR'S CERTIFICATE

I, Wyatt Radke, PLS 23365 Idaho, hereby certify that this map correctly represents a survey made by me, in conformance with law(s), Chapter 19, Title 55, Idaho Code, at the request of House Buyers 208, LLC.

Wyatt Radke, PLS 23365



OWNERS' 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 to be hereafter known as Syringa Courts. We, the owners, intend 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 as shown on the accompanying map of the property. All streets, and all water, sewer and storm water detention facilities lying within the street rights-of-way, are dedicated to the public for public use, unless otherwise indicated, and the easements for public utilities are dedicated to the public for the installation, operation, maintenance and use of public utility services. The right to use all depicted easements is reserved for such public utilities, and for other public purposes, including, but not limited to, postal delivery boxes. No structures, other than those required for such public utility purposes, are to be erected or placed within said easements. All such areas are hereby conveyed or reserved to the public perpetuity. The public may have access to such areas, subject to municipal regulation. The responsibility to maintain the property dedicated, except as noted, shall pass to the public body having jurisdiction when such dedication has been accepted. The responsibility to maintain the surface area of property over which an easement lies shall remain with the owner and owner's successors in interest. The responsibility to maintain storm water detention facilities, whether lying in an easement or lying within a dedicated right of way, shall belong to the owner of the property benefited by the detention of storm water flowing from that property which shall be the property adjacent to the storm water detention facility unless such facility serves multiple properties as noted on the plat.

This plat is governed by the Municipal Code of the City of Pocatello, which provides that a final plat shall constitute a dedication; however, approval of the final plat shall not constitute the City's acceptance of the dedication. Such acceptance shall become effective only upon the execution by the Mayor of a separate instrument for that purpose after the City Council has found that all structures and improvements relating to the dedicated property have been completed and have been approved upon inspection by the City. Dedication is not binding upon the City until accepted.

Owner _____

ACKNOWLEDGMENT

State of Idaho, County of Bannock

On this _____ day of _____, 20____,

_____ appeared before me, a notary public in and for said state, personally appeared known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that he/she executed the same.

Notary public _____

Residing at _____, Idaho Comm. expires _____

State of Idaho, County of Bannock

CITY OF POCATELLO

The plat on which this certification appears is hereby approved by the City of Pocatello, Idaho, this _____ day of _____, 20____.

Mark Dolquist, Mayor

Skyler Allen, PE No. 15370, City Engineer for the City

Konni Kendall, City Clerk

CITY SURVEYOR'S CERTIFICATE

I, Gerald V. Evans, Surveyor in and for the City of Pocatello, Idaho, do hereby certify that I have checked this plat and computations hereon, and have determined that the requirements of Idaho Code 50-1305 have been met, and I approve the same for filing this _____ day of _____, 20____.

Gerald V. Evans PLS 10342

COUNTY TREASURER'S CERTIFICATE

Pursuant to 50-1308, Idaho code, I, Jennifer 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 Clark, County Treasurer

Date _____

SANITARY RESTRICTIONS

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Sanitary restrictions are satisfied and lifted this _____ day of _____, 20____.

Southeast Idaho Public Health

CULINARY WATER

All units in the Development are eligible to receive water from the existing City of Pocatello municipal water system.

DEVELOPMENT AGREEMENT

The City of Pocatello development agreement recorded as Inst. No. _____ are hereby made part of this plat.

Record of Survey prepared for Syringa Networks LLC, Deed Inst. #21203389, located in the SW¼, SW¼, Section 26, T6S, R34E, B.M., Bannock County, Idaho

COUNTY RECORDER STAMP

JOB No. 2026-058				PRINT DATE:	DWG. No.
DRAWN BY: WRR	DATE: 7/1/26	SHEET 2 OF 2 SHEETS	603		
CHECKED BY:	DATE:	CALCULATED BY:	DATE: 7/1/26		
PLOT SCALE: 1"=40'		DATE PLOTTED:	BY:		
A&E ENGINEERING INC.			845 WEST CENTER STREET, SUITE E P.O. BOX 1327, POCATELLO, ID 83204 PHONE: 208-233-4226		

ATTACHMENT B

GOOGLE MAP VIEW – SYRINGA WIRELESS

EXISTING EQUIPEMENT

← Pocatello, Idaho

