Agenda Item #11

POCATELLO CITY COUNCIL
EXECUTIVE SUMMARY
FINAL PLAT APPLICATION: THE CROSSINGS TOWNHOMES

REQUEST: Tyson Allen on behalf of Troy Allan Builders and K Holdings, has submitted a Final Plat application to Re-plat Lot 2 of Block 1, The Crossings Division 1 Amended into 65 lots. The plat proposes development of sixty-four (64) zero lot-line townhouses in five (5) groups and one (1) common lot. Common area will consist of the private drives and common area, as outlined in the Planned Unit Development approved on April 2, 2026.

RECOMMENDATION:
In consideration of the application, and City staff review, the Planning & Zoning Commission recommended **approval** of the Preliminary Plat application after a public hearing was held on July 8, 2026 finding the application meets the standards for approval under section 16.20.050 of Pocatello City Code with the conditions as outlined in the Planning & Zoning Commission's Findings of Fact & Decision (see attachment A).

ATTACHMENTS:

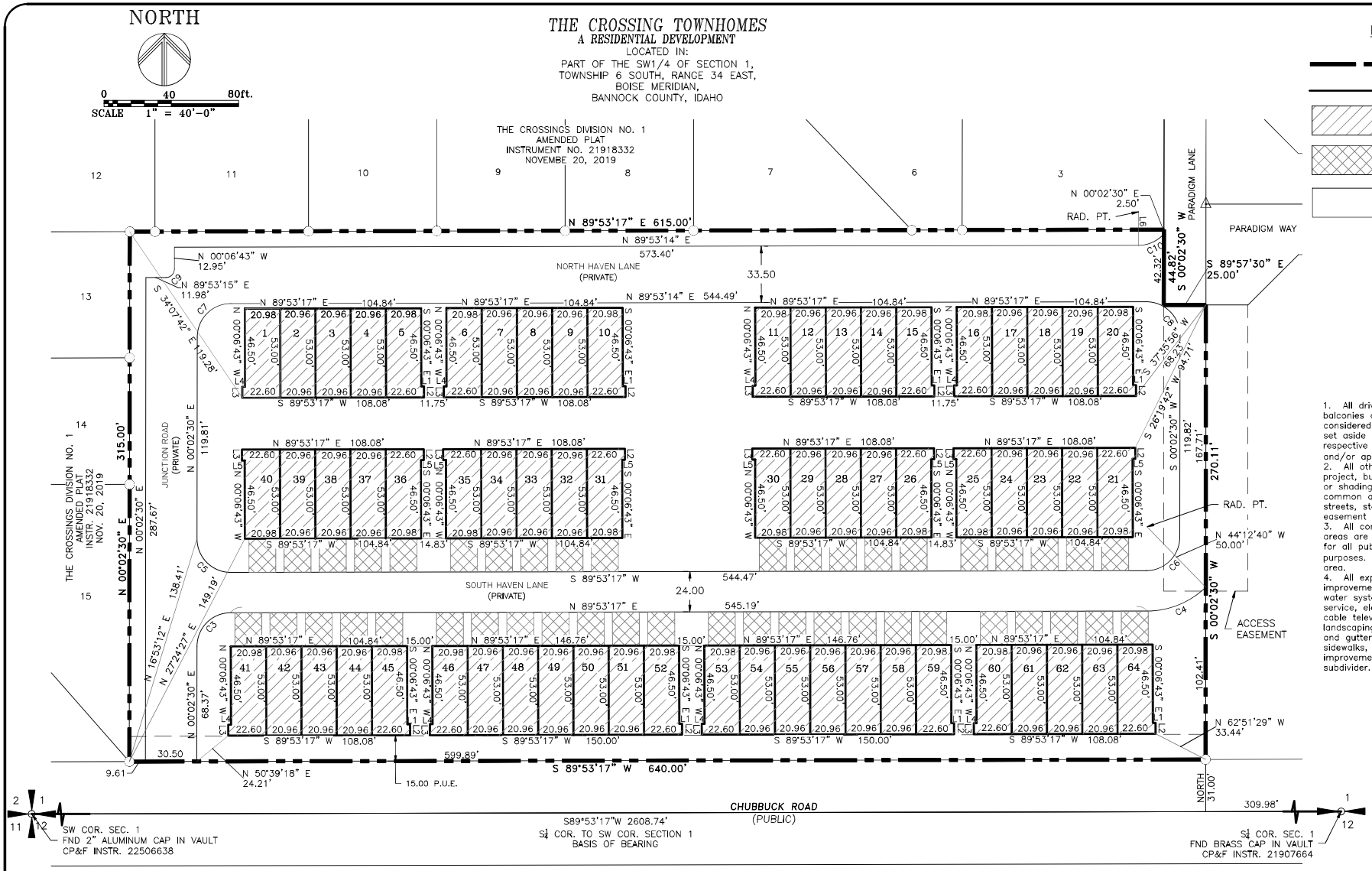
A. Plat
B. Planning & Zoning Preliminary Plat Commission Findings of Fact & Decision
C. City Council Planned Unit Development Decision

ATTACHMENT A
FINAL PLAT

THE CROSSING TOWNHOMES

A RESIDENTIAL DEVELOPMENT

LOCATED IN:
PART OF THE SW1/4 OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO



LEGEND

- BOUNDARY LINE
- LOT LINE
- PRIVATE
- LIMITED COMMON AREA (SEE NOTE 1)
- COMMON AREA (SEE NOTE 2)
- PLSS SECTION CORNER
- FOUND ½" REBAR w/ PLASTIC CAP STAMPED CHA-PLS 12457
- SET ⅝"x24" REBAR W/ PLASTIC CAP STAMPED LS 10784
- ℄ MONUMENT

NOTES

1. All driveways, patios, decks and balconies contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
2. All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
3. All common areas and limited common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
4. All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°53'17" W	1.62'
L2	N 00°06'43" W	6.50'
L3	S 00°06'43" E	6.50'
L4	N 89°53'17" E	1.62'
L5	N 89°53'17" E	1.62'
L6	S 00°06'46" E	20.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	20.00'	31.36'	89°50'47"	N 44°57'53" E	28.25'
C4	50.00'	38.48'	44°05'57"	N 67°50'19" E	37.54'
C5	20.00'	31.47'	90°09'13"	N 45°02'07" W	28.32'
C6	20.00'	31.36'	89°50'47"	S 44°57'54" W	28.25'
C7	20.00'	31.36'	89°50'44"	N 44°57'52" E	28.25'
C8	20.00'	31.47'	90°09'16"	S 45°02'08" E	28.32'
C9	5.00'	7.85'	89°59'58"	S 44°53'16" W	7.07'
C10	20.00'	17.08'	48°55'30"	N 65°25'29" E	16.56'

PROFESSIONAL SURVEYOR REGISTERED 10784 8/3/26 STATE OF IDAHO BRIAN G. LYON

THE CROSSING TOWNHOMES
A RESIDENTIAL DEVELOPMENT
LOCATED IN:
PART OF THE SW1/4 OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO

ALLIANCE CONSULTING ENGINEERS
150 E 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

REVISIONS	DATE	JOB NO.	SCALE	SHEET
			1"=40'	1 OF 2 SHEET
	DRAWING		DRAWN BY	
	pocyFinalv2J		BL	

THE CROSSING TOWNHOMES
A RESIDENTIAL DEVELOPMENT
LOCATED IN:
PART OF THE SW1/4 OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN,
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BOUNDARY DESCRIPTION

LOT 2, BLOCK 1, THE CROSSING DIVISION NO. 1, AMENDED PLAT BANNOCK COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 20, 2019 AS INSTRUMENT NO. 21918332.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS THE CROSSING TOWNHOMES, CITY OF POCATELLO, BANNOCK COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT WE DO HEREBY DEDICATE TO THE PUBLIC, ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON, THAT WE ALSO GRANT AND CONVEY TO THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON AND THAT WE HEREBY WARRANT AND SHALL DEFEND THE ESTATE SUBJECT TO SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC AGAINST SAID OWNERS AND THEIR HEIRS AND ASSIGNS, AND AGAINST EVERY PERSON WHOMSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF. WE ALSO CERTIFY THAT THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY THE CITY OF POCATELLO AND SAID MUNICIPALITY HAS AGREED IN WRITING TO SERVE SAID LOTS. THESE LOTS ARE NOT IN THE FLOOD PLAIN ZONE.

DO HEREBY GRANT PERMISSION TO THE CITY OF POCATELLO SANITATION DEPARTMENT TO DRIVE CITY VEHICLES ONTO THE ASPHALT/CONCRETE PAVEMENT AND ANY OTHER PRIVATE PROPERTY IN ORDER TO PROVIDE GARBAGE SERVICE TO THE ABOVE LOCATION INCLUDING VEHICLES NEEDED TO PERFORM CLEAN UP MAINTENANCE ON SUCH PRIVATE PROPERTY. THE OWNERS RELEASE AND HOLD HARMLESS TO THE CITY OF POCATELLO A MUNICIPAL CORPORATION OF IDAHO AND ITS EMPLOYEES FROM ANY LIABILITY AND WILL ACCEPT FULL RESPONSIBILITY FOR DAMAGES TO DRIVING SURVEY AREA, OWNER(S) ACKNOWLEDGE AND AGREE ARE BEYOND THE CONTROL OF THE CITY OF POCATELLO AND ITS EMPLOYEES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ , 2026.

TROY ALLAN DEVELOPMENT, INC.

_____ _____
JAMES ANDERSON, SECRETARY

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____ ,2026 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES ANDERSON KNOWN OR IDENTIFIED TO ME TO BE SECRETARY OF TROY ALLAN DEVELOPMENT, INC., SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF UTAH

COMMISSION EXPIRATION DATE:

RESIDING IN CACHE COUNTY, UTAH

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, THE CROSSING, DIVISION NO. 1, BANNOCK COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF BANNOCK COUNTY, IDAHO THIS _____DAY OF_____, 2026 AT_____M AND RECORDED UNDER INSTRUMENT NUMBER

BANNOCK COUNTY RECORDER

CITY'S ACCEPTANCE

THIS FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY OF POCATELLO, IDAHO BY RESOLUTION ADOPTED THIS _____ DAY OF_____ , 2026.

MAYOR — CITY ENGINEER

CITY CLERK — PLANNING & ZONING

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.

BANNOCK COUNTY TREASURER — RPRPCR1000200 PARCEL NUMBER

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, A REGISTERED LAND SURVEYOR OF 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 MONUMENTATION 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.

PROFESSIONAL SURVEYOR REGISTERED 10784 8/3/26 STATE OF IDAHO BRIAN G. LYON

SURVEY NARRATIVE

1. The purpose of this survey was to survey Lot 2, Block 1, The Crossings Division No. 1 recorded in the Bannock County Recorder's Office under Instrument No. 21918332 on November 20, 2019 and create a 42 Lot Townhome Subdivision.
2. The Survey was requested by Cody Puzey.
3. The Basis of bearing is S89°53'17"W between the South Quarter Corner and Southwest Corner of Section 1, Township 6 South, Range 34 East, Boise Meridian.
4. The boundary was established using Section control and found rebar as shown.

COUNTY SURVEYOR'S CERTIFICATE

I, _____, SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, 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 _____, 200__.

_____, PLS _____
BANNOCK COUNTY SURVEYOR

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A REGISTERED LAND SURVEYOR, REGISTERED BY THE STATE OF IDAHO, HAVE CHECKED THIS PLAT AND THE COMPUTATIONS SHOWN HEREON AND FIND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO.

GERALD V EVANS, PLS 10342
POCATELLO CITY SURVEYOR

SANITATION RESTRICTIONS

A SANITARY RESTRICTION IS IN FORCE PER IDAHO CODE 50-1326 TO 50-1329 ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED _____DAY OF_____, 200__.

SOUTHEAST DISTRICT HEALTH DEPARTMENT

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DEPARTMENT

DATE: _____

ENVIRONMENTAL HEALTH SPECIALIST:

HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

HOMEOWNER'S ASSOCIATION DECLARATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED AS INSTRUMENT NO. _____ AND ARE HEREBY MADE PART OF THIS PLAT.

CULINARY WATER

ALL LOTS IN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER FROM THE CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

IRRIGATION WATER RIGHTS STATEMENT

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

LOT AREA TABLE

LOT	LOT AREA
1	1122 s.f.
2	1111 s.f.
3	1111 s.f.
4	1111 s.f.
5	1122 s.f.
6	1122 s.f.
7	1111 s.f.
8	1111 s.f.
9	1111 s.f.
10	1122 s.f.
11	1122 s.f.
12	1111 s.f.
13	1111 s.f.
14	1111 s.f.
15	1122 s.f.
16	1122 s.f.
17	1111 s.f.
18	1111 s.f.
19	1111 s.f.
20	1122 s.f.
21	1122 s.f.
22	1111 s.f.
23	1111 s.f.
24	1111 s.f.
25	1122 s.f.
26	1122 s.f.
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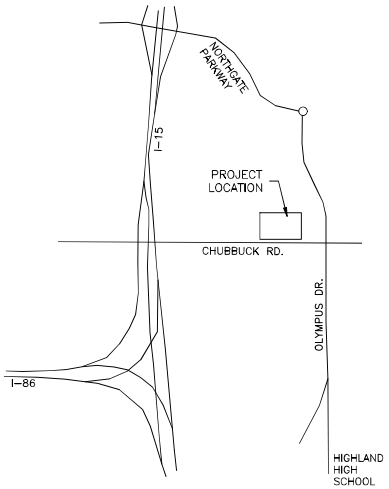
46	1122 s.f.
47	1111 s.f.
48	1111 s.f.
49	1111 s.f.
50	1111 s.f.
51	1111 s.f.
52	1122 s.f.
53	1122 s.f.
54	1111 s.f.
55	1111 s.f.
56	1111 s.f.
57	1111 s.f.
58	1111 s.f.
59	1122 s.f.
60	1122 s.f.
61	1111 s.f.
62	1111 s.f.
63	1111 s.f.
64	1122 s.f.

VICINITY MAP



THE CROSSING TOWNHOMES
A RESIDENTIAL DEVELOPMENT
LOCATED IN:
PART OF THE SW1/4 OF SECTION 1,
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BANNOCK COUNTY, IDAHO

ALLIANCE CONSULTING ENGINEERS
150 E 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

REVISIONS	DATE	JOB NO.	SCALE	SHEET
			NA	2
	DRAWING		DRAWN BY	OF
	pocyFinalv2J		BL	2 SHEET

ATTACHMENT B
PRELIMINARY PLAT

FINDINGS OF FACT & DECISION

CITY OF POCATELLO PLANNING & ZONING COMMISSION

HEARING JULY 8, 2026

Instrument # 22608260
Bannock County, Pocatello, Idaho
07/09/2026 12:09:48 PM No. of Pages: 3
Recorded for: CITY OF POCATELLO
Jason C. Dixon Fee: $0.00
Deputy: aleavitt

APPLICANT: Kevin Kartchner, Troy Allan Builders

OWNER: K Holdings, LLC

REQUEST: Preliminary Plat: The Crossings Townhomes

FILE: PP26-006

GENERAL LOCATION: Paradigm Way/Wayfarer St. Parallel to Venture Way

STAFF: Becky Babb, Planning Manager

I. **GENERAL BACKGROUND:** Troy Allan Builders, Inc has submitted a preliminary plat application requesting to subdivide Lot 2 Block 1 of The Crossings Division 1 into sixty-four (64) townhome lots and three (3) private drives.

II. **PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of July 8, 2026. Tyson Allen, of Troy Allan Builders, provided a summary of the proposed preliminary plat. Staff provided a brief presentation and recommendation regarding the application. There were two comments in opposition to the application provided from the public.

III. **NOTIFICATION:** Notice was posted in the Idaho State Journal on June 18, 2026 and on the subject property on June 18, 2026. All property owners within three hundred feet (300') of the external boundaries of the land being considered have been provided notice of the public hearing in order that they may provide comment on the proposed preliminary plat. No written comments were received from the public.

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. Preliminary Plat Review Criteria Analysis

REVIEW CRITERIA (16.20.050):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	**16.20.050 A.**	**The subdivision proposal complies with applicable provisions of this title.**
			FINDING	The proposal is compliant with all applicable standards of Title 16, provided that all comments and conditions are met.
☒	☐	☐	**16.20.050 B.**	**The subdivision proposal complies with all applicable city design standards and development regulations.**
			FINDING	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations. Per City Code Section 17.02.140 lot size averaging is permitted as part of the approved Planned Unit Development. See further discussion for Criteria 16.20.050 A-H.
☒	☐	☐	**16.20.050 C.**	**The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.**
			FINDING	**DENSITY & LOT DESIGN:** The applicant an approved Planned Unit Development. The applicant is proposing to subdivide Lot 2 Block 1 of The Crossings Division 1 into sixty-four (64) townhome lots and three (3) private drives. The units are groups of five (5) and seven (7).

☒	☐	☐	**16.20.050 D.**	**All public facilities including streets, sidewalks, curbs, gutters, water, sewer, fire protection, and sanitation services can be provided to the newly created lots and accommodate future extension to adjacent land. 1. The use of a "control strip" intended to control or prevent the future extension of public facilities or development of adjacent land is prohibited.**
			FINDING	**R.O.W. IMPROVEMENTS:** Curb, gutter and sidewalk with a 5-foot wide planter area is provided adjacent Venture Way. The proposed streets within the development will be private constructed to City standards. **WATER, SEWER, & STORMWATER:** Water and sewer are available to extend to the proposed subdivision and shall be subject to all applicable City Standards prior to acceptance of the final plat. Water and sewer connections shall be extended to each residential lot. All development must comply with City Erosion and Sediment Control and Stormwater management requirements. Prior to submission of final plat, hydraulic calculations and/or water model demonstrating capability to deliver MDD + fire flow at all hydrants must be provided. Meter vault dimension (length) may be reduced dependent on meter + valves lay length, see PSD-410. Second meter & backflow connection at Paradigm way could be utilized to improve water delivery. Capacity fee would be assessed for one 6-inch meter only. Stormwater must comply with Portneuf Valley Stormwater Design Manual. **UTILITY PROVIDER & CITY DEPARTMENT NOTICE:** Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice. To date, no comments have been received from the Utility providers receiving notice. **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 final plat.
☒	☐	☐	**16.20.050 E.**	**If city public works determines that the proposed subdivision will result in significant traffic impacts pursuant to subsection 16.20.030V of this chapter, then a "traffic impact study" will be required as part of the commission's review.**
			FINDING	City code subsection 16.20.030.V states that a traffic impact study will be required for any subdivision creating one hundred (100) or more peak hour trips based on the Institute of Transportation Engineers' "Trip Generation Handbook" (current edition). A traffic impact study may be waived by the Public Works Department upon the receipt of an approved traffic analysis to be included with the application. *A traffic impact study or analysis is not required.*
☒	☐	☐	**16.20.050 F.**	**The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.**
			FINDING	Primary ingress/egress will be provided via Paradigm Way and via one approach from Venture Way. All internal drives will be private constructed to City standards.
☒	☐	☐	**16.20.050 G.**	**The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock**

				transportation planning organization's most recent adopted bicycle and pedestrian plans.
			FINDING	A future shared use path extending from Olympus Drive extending west on Venture Way to the Saunter Lane roundabout is provided. Sidewalk is provided on Venture Way adjacent the subject parcel.
☒	☐	☐	**16.20.050 H.**	**Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements. (Ord. 2971, 2016)**
			FINDING	The applicant is responsible for contacting all private utility companies for extension of services such as power, natural gas, and internet services.

V. PLANNING & ZONING COMMISSION DECISION: In consideration of the application, the Planning & Zoning Commission **approved** the Preliminary Plat application from Troy Allan Homes to subdivide the subject property, Lot 2 *Block 1 of The Crossings Division 1, into sixty-four (64) townhome lots and three (3) private drives finding the* application meets the standards for approval under 16.20.050 of Pocatello City Code, with the following conditions:

- Per Municipal Code Section 17.05.250, the existing planter strip shall consist of at least one tree with a minimum of one and one-half inches (1.5") in caliper for every thirty-five feet (35') of frontage resulting in a minimum of 18 trees (frontage 640-feet/35 = 18). Said trees shall be selected from the city's approved planting list. In addition, nonvegetative ground cover shall not exceed fifty-percent (50%) of the total landscape area. The required 10-foot landscape setback area is subject to same requirements as noted above.
- All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision shall apply.

Adam Geyer, Vice-Chairman
City of Pocatello Planning & Zoning Commission
Authorized to sign 7/8/2026

STATE OF IDAHO)
ss:
County of Bannock)

On this 9th day of July, 2026 before me, the undersigned, a Notary Public in and for the Idaho State, personally appeared Vice-Chairman Adam Geyer 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.

Aceline McCulla
Notary Public for Idaho
Residing in Pocatello, Idaho

Seal

ACELINE MCCULLA
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION # 20210088
MY COMMISSION EXPIRES 01/22/2027

PLANNING & ZONING COMMISSION
HEARING: JULY 8, 2026
STAFF REPORT

FILE: PP26-006

APPLICANT:	Troy Allan Builders, Inc
REQUEST:	Preliminary Plat
GENERAL LOCATION:	Directly west of Paradigm Way & North of Venture Way
STAFF:	Matthew G. Lewis, M.S Senior Planner

SUMMARY & CONDITIONS:
In consideration of the application, staff concludes that the proposed preliminary plat is **compliant** with Pocatello City Code Chapter 16.20.050 assuming the following conditions are met:

1. Per Municipal Code Section 17.05.250, the existing planter strip shall consist of at least one tree with a minimum of one and one-half inches (1.5") in caliper for every thirty-five feet (35') of frontage resulting in a minimum of 18 trees (frontage 640-feet/35 = 18). Said trees shall be selected from the city's approved planting list. In addition, nonvegetative ground cover shall not exceed fifty-percent (50%) of the total landscape area. The required 10-foot landscape setback area is subject to same requirements as noted above.
2. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision shall apply.

OPTIONAL MOTIONS:

1. **Approval of the Application**: Move to **approve** the preliminary plat application request by Troy Allan Builders, Inc, to subdivide Lot 2 Block 2 of The Crossings Division 1 Amended, into sixty-four (64) townhome lots finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff report, and to authorize the Chair, or Vice Chair, to sign the Findings of Fact and Decision.
2. **Denial of the Application**: "Move to **deny** the preliminary plat application by Troy Allen Builders, Inc., finding the application **does not** meet the standards for approval under Chapter 16.20.050 of Pocatello City Code and authorize the Chair, or Vice Chair, to sign the Findings of Fact and Decision.

GENERAL BACKGROUND:

Request: Troy Allan Builders, Inc has submitted a preliminary plat application requesting to subdivide Lot 2 Block 2 of The Crossings Division 1 into sixty-four (64) townhome lots and three (3) private drives.

Background: Planning & Zoning Commission members may recall considering and recommending approval of a Planned Unit Development request on the subject parcel this past March. The request was to allow for lot size averaging as outlined under Code Section 17.02.140 with 0.61-acres set-aside for amenities. The Pocatello City Council approved the Planned Unit Development application following a public hearing held on April 2, 2026 with conditions (a copy of the Council's findings are attached for review).

Physical Characteristics of the Site: As noted above, the subject parcel consists of 4.6-acres (more or less) and located directly west of Paradigm Way and north of Venture Way.

Notification: Notice was posted on the subject property on June 18, 2026 and published in the Idaho State Journal on June 18, 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 preliminary plat. 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 with Pertinent Information
B. City Council PUD Findings of Fact

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. Preliminary Plat Review Criteria Analysis

REVIEW CRITERIA (16.20.050):				
Compliant			**City Code and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**16.20.050 A**	**The subdivision proposal complies with applicable provisions of this title.**
			Staff Review	The proposal is compliant with all applicable standards of Title 16, provided that all comments and conditions are met.
☒	☐	☐	**16.20.050 B.**	**The subdivision proposal complies with all applicable city design standards and development regulations.**
			Staff Review	Staff finds the subdivision proposal complies Pocatello Municipal Code Section 16.20.050. Per Municipal Code Section 17.02.140 lot size averaging is permitted as part of the approved P
☒	☐	☐	**16.20.050 C.**	**The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.**

			Staff Review	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations.
☒	☐	☐	**16.20.050 D.**	**All public facilities including streets, sidewalks, curbs, gutters, water, sewer, fire protection, and sanitation services can be provided to the newly created lots and accommodate future extension to adjacent land. 1. The use of a "control strip" intended to control or prevent the future extension of public facilities or development of adjacent land is prohibited.**
			Staff Review	**R.O.W. IMPROVEMENTS:** Curb, gutter and sidewalk with a 5-foot wide planter area is provided adjacent Venture Way. The proposed streets within the development will be private constructed to City standards. **WATER, SEWER, & STORMWATER:** Water and sewer are available to extend to the proposed subdivision and shall be subject to all applicable Municipal Standards prior to acceptance of the final plat. Water and sewer connections shall be extended to each residential lot. All development must comply with City Erosion and Sediment Control and Stormwater management requirements. **UTILITY PROVIDER & CITY DEPARTMENT NOTICE:** Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice. To date, no comments have been received from the Utility providers receiving notice. **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 final plat.
☒	☐	☐	**16.20.050 E.**	**If city public works determines that the proposed subdivision will result in significant traffic impacts pursuant to subsection 16.20.030V of this chapter, then a "traffic impact study" will be required as part of the commission's review.**
			Staff Review	Municipal subsection 16.20.030.V states that a traffic impact study will be required for any subdivision creating one hundred (100) or more peak hour trips based on the Institute of Transportation Engineers' "Trip Generation Handbook" (current edition). A traffic impact study may be waived by the Public Works Department upon the receipt of an approved traffic analysis to be included with the application. *The proposal does not meet the criteria for a traffic impact study or analysis.*
☒	☐	☐	**16.20.050 F.**	**The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.**

			Staff Review	Primary ingress/egress will be provided via Paradigm Way and via one approach from Venture Way. Again, all internal drives will be private constructed to City standards.
☒	☐	☐	**16.20.050 G.**	**The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock transportation planning organization's (BTPO) most recent adopted bicycle and pedestrian plans.**
			Staff Review	Plans show a future shared use path extending from Olympus Drive extending west on Venture Way to the Sacajawea Drive roundabout. Sidewalk is provided on Venture Way adjacent the subject parcel.
☒	☐	☐	**16.20.050 H.**	**Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements. (Ord. 2971, 2016)**
			Staff Review	The applicant is responsible for contacting all private utility companies for extension of services such as power, natural gas, and internet services.

ATTACHMENT A

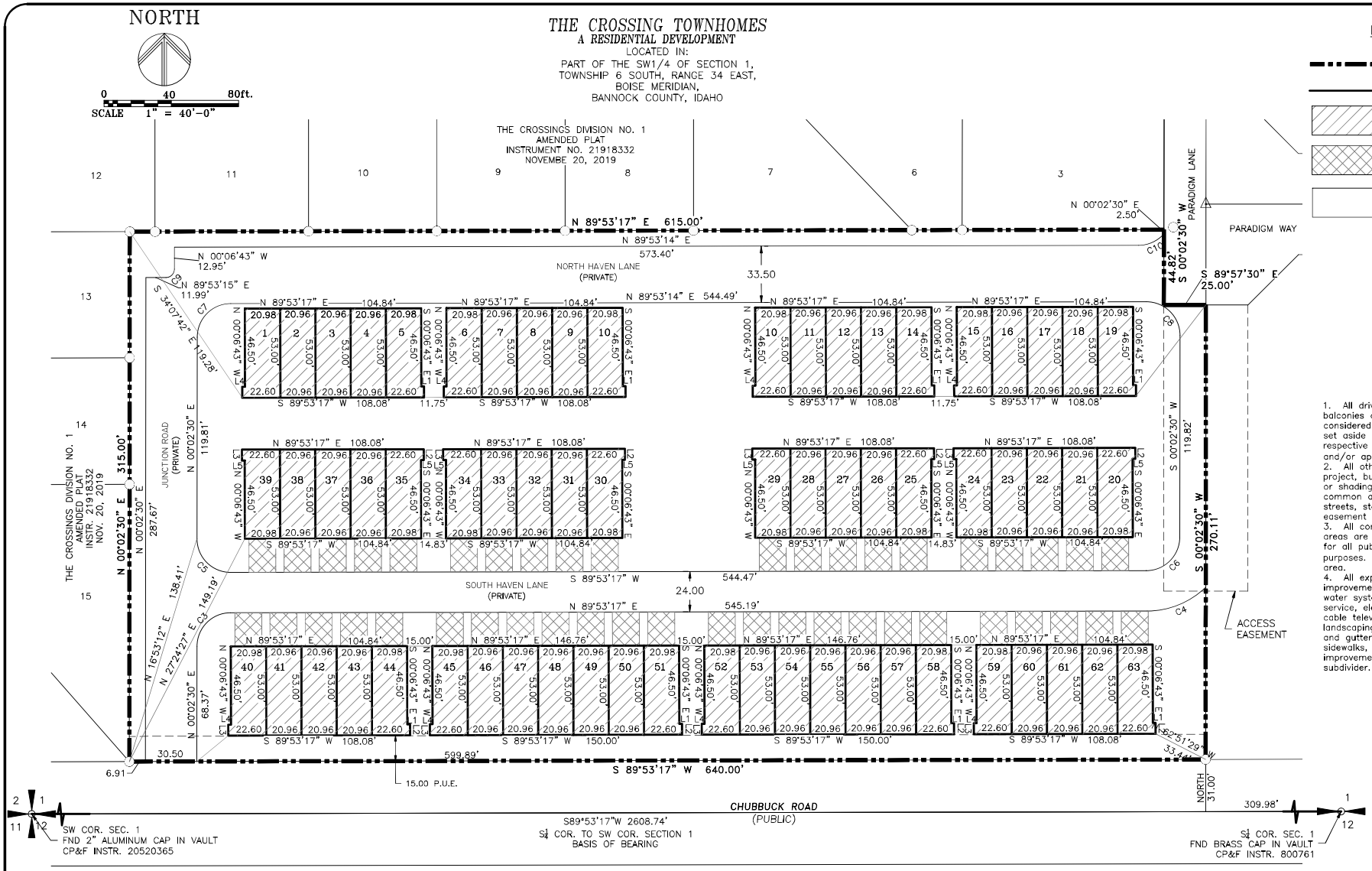
PRELIMINARY PLAT WITH PERTINENT INFORMATION

JULY 8, 2026

THE CROSSING TOWNHOMES

A RESIDENTIAL DEVELOPMENT

LOCATED IN:
PART OF THE SW1/4 OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO



LEGEND

- BOUNDARY LINE
- LOT LINE
- PRIVATE
- LIMITED COMMON AREA (SEE NOTE 1)
- COMMON AREA (SEE NOTE 2)
- PLSS SECTION CORNER
- FOUND ½" REBAR w/ PLASTIC CAP STAMPED CHA-PLS 12457
- SET ⅝"x24" REBAR W/ PLASTIC CAP STAMPED LS 10784
- ℄ MONUMENT

NOTES

1. All driveways, patios, decks and balconies contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
2. All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
3. All common areas and limited common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
4. All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°53'17" W	1.62'
L2	N 00°06'43" W	6.50'
L3	S 00°06'43" E	6.50'
L4	N 89°53'17" E	1.62'
L5	N 89°53'17" E	1.62'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	20.00'	31.36'	89°50'47"	N 44°57'53" E	28.25'
C4	50.00'	38.48'	44°05'57"	N 67°50'19" E	37.54'
C5	20.02'	31.48'	90°05'20"	S 45°04'03" E	28.34'
C6	20.00'	31.36'	89°50'47"	S 44°57'54" W	28.25'
C7	20.00'	31.36'	89°50'44"	N 44°57'52" E	28.25'
C8	20.00'	31.47'	90°09'16"	S 45°02'08" E	28.32'
C9	4.99'	7.85'	90°06'17"	S 44°50'07" W	7.06'
C10	20.00'	17.08'	48°55'30"	N 65°25'29" E	16.56'

PROFESSIONAL SURVEYOR
REGISTERED
10784
4/23/26
STATE OF IDAHO
BRIAN G. LYON

THE CROSSING TOWNHOMES
A RESIDENTIAL DEVELOPMENT
LOCATED IN:
PART OF THE SW1/4 OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO

ALLIANCE CONSULTING ENGINEERS
150 E 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

REVISIONS	DATE	JOB NO.	SCALE	SHEET
			1"=40'	1 OF 2 SHEET
	DRAWING pocyFinalv2J		DRAWN BY BL	

THE CROSSING TOWNHOMES
A RESIDENTIAL DEVELOPMENT
LOCATED IN:
PART OF THE SW1/4 OF SECTION 1,
TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

LOT 2, BLOCK 1, THE CROSSING DIVISION NO. 1, BANNOCK COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 20, 2019 AS INSTRUMENT NO. 21918332.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS THE CROSSING TOWNHOMES, CITY OF POCATELLO, BANNOCK COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT WE DO HEREBY DEDICATE TO THE PUBLIC, ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON, THAT WE ALSO GRANT AND CONVEY TO THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON AND THAT WE HEREBY WARRANT AND SHALL DEFEND THE ESTATE SUBJECT TO SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC AGAINST SAID OWNERS AND THEIR HEIRS AND ASSIGNS, AND AGAINST EVERY PERSON WHOMSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF. WE ALSO CERTIFY THAT THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY THE CITY OF POCATELLO AND SAID MUNICIPALITY HAS AGREED IN WRITING TO SERVE SAID LOTS. THESE LOTS ARE NOT IN THE FLOOD PLAIN ZONE. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ , 2026.

TROY ALLAN DEVELOPMENT, INC.

_____
JAMES ANDERSON, SECRETARY

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____ ,2026 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES ANDERSON KNOWN OR IDENTIFIED TO ME TO BE SECRETARY OF TROY ALLAN DEVELOPMENT, INC., SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF UTAH

COMMISSION EXPIRATION DATE:

RESIDING IN CACHE COUNTY, UTAH

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, THE CROSSING, DIVISION NO. 1, BANNOCK COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF BANNOCK COUNTY, IDAHO THIS _____DAY OF_____, 2026 AT_____M AND RECORDED UNDER INSTRUMENT NUMBER

_____
BANNOCK COUNTY RECORDER

CITY'S ACCEPTANCE

THIS FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY OF POCATELLO, IDAHO BY RESOLUTION ADOPTED THIS _____ DAY OF , 2026.

MAYOR — CITY ENGINEER

CITY CLERK — PLANNING & ZONING

TREASURER'S and ASSESSOR'S CERTIFICATE

I THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR 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.

BANNOCK COUNTY TREASURER — PARCEL NUMBER: RPRPCR1000200

BANNOCK COUNTY ASSESSOR — DATE:

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, A REGISTERED LAND SURVEYOR OF 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 MONUMENTATION 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.

PROFESSIONAL SURVEYOR REGISTERED 10784 4/28/26 STATE OF IDAHO BRIAN G. LYON

SURVEY NARRATIVE

1. The purpose of this survey was to survey Lot 2, Block 1, The Crossings Division No. 1 recorded in the Bannock County Recorder's Office under Instrument No. 21918332 on November 20, 2019 and create a 42 Lot Townhome Subdivision.
2. The Survey was requested by Cody Puzey.
3. The Basis of bearing is S89°53'17"W between the South Quarter Corner and Southwest Corner of Section 1, Township 6 South, Range 34 East, Boise Meridian.
4. The boundary was established using Section control and found rebar as shown.

COUNTY SURVEYOR'S CERTIFICATE

I, MATTIEW S. BAKER, SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, 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 _____, 200__.

MATTHEW S. BAKER, PLS 13023
BANNOCK COUNTY SURVEYOR

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A REGISTERED LAND SURVEYOR, REGISTERED BY THE STATE OF IDAHO, HAVE CHECKED THIS PLAT AND THE COMPUTATIONS SHOWN HEREON AND FIND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO.

GERALD V EVANS, PLS 10342
POCATELLO CITY SURVEYOR

SANITATION RESTRICTIONS

A SANITARY RESTRICTION IS IN FORCE PER IDAHO CODE 50-1326 TO 50-1329 ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED _____DAY OF_____, 200__.

SOUTHEAST DISTRICT HEALTH DEPARTMENT

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DEPARTMENT

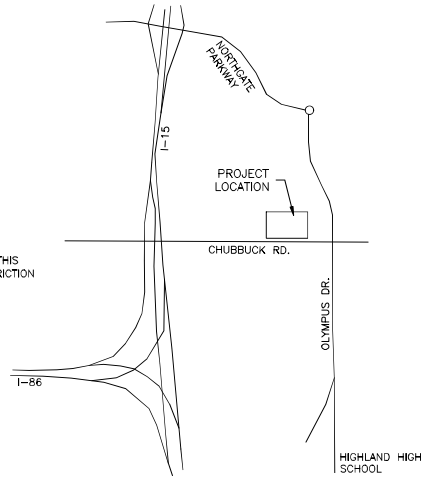
DATE: _____

ENVIRONMENTAL HEALTH SPECIALIST:

HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

HOMEOWNER'S ASSOCIATION DECLARATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED AS INSTRUMENT NO. _____ AND ARE HEREBY MADE PART OF THIS PLAT.

VICINITY MAP



THE CROSSING TOWNHOMES
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PART OF THE SW1/4 OF SECTION 1,
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150 E 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

REVISIONS	DATE	JOB NO.	SCALE	SHEET
			NA	2
	DRAWING		DRAWN BY	OF
	pocyFinalv2J		BL	2 SHEET

ATTACHMENT C

CITY COUNCIL RECORDED PLANNED UNIT DEVELOPMENT FINDINGS OF FACT

JULY 7, 2026

Instrument # 22604487
Bannock County, Pocatello, Idaho
04/17/2026 03:16:51 PM No. of Pages: 5
Recorded for: CITY OF POCATELLO
Jason C. Dixon Fee: $0.00
Deputy: kpovey

CITY COUNCIL DECISION
PLANNED UNIT DEVELOPMENT
THE CROSSINGS

APPLICANT/OWNER:	K Holdings, Inc. 913 S 100 W Logan, UT 84321
LOCATION OF REQUEST:	Approximately 0.61 acres of land, generally located parallel to Venture Way and the end of Paradigm Way
LEGAL DESCRIPTION:	Legally described as Lot 2, Block 1, Crossings Division No. 1, also referred to as Exhibit "A"
NATURE OF REQUEST:	Applicant submitted application for a Planned Unit Development to develop the subject property sixty-four (64) zero-lot line townhomes

A Public Hearing was held on March 11, 2026, before the Planning and Zoning Commission (P&ZC) to consider the Applicant's, proposal to develop approximately 0.61 acres generally located parallel to Venture Way and the end of Paradigm Way into sixty-four (64) zero-lot line townhomes. The Planned Unit Development (PUD) request is for the purpose of lot size averaging. At the hearing, the Commission heard testimony from the Applicant, who provided an overview of the project and request. Staff followed by providing a detailed presentation and testimony from the public was heard. Thereafter, the P&ZC set out findings and made a recommendation therefrom to approve the PUD for The Crossings finding the application did meet the standards for approval under Pocatello Municipal Code (PMC) 17.02.140.

PUBLIC HEARING

At a City Council meeting held April 2, 2026, the Pocatello City Council held a Public Hearing in reference to a Planned Unit Development Application. No public comments were received related to the application.

ZONING ORDINANCE STANDARDS

The City Council reviewed the facts and circumstances of Applicant's request and subsequent approval from the P&ZC for a Planned Unit Development in terms of the standards delineated in Pocatello Municipal Codes as follows:

Zoning Ordinance Section 17.02.140.C - Planned Unit Developments – Criteria for Review:

The purpose of the Planned Unit Development (PUD) is to facilitate a more flexible mixture of uses and developments. They are intended to allow greater localized density, encourage clustered development for preservation of open spaces, to arrange living patterns in accordance with good principles, and to provide adequate safeguards to protect the community.

1. The project provides alternative methods of land development;

2. The project includes a mix of land uses; these uses are compatible and well integrated even though they might otherwise be discouraged through conventional zoning techniques;

3. The project conserves natural and topographic features;

4. The project promotes compatibility with adjacent land uses, established neighborhoods, and available public facilities;

5. The project considers intensity of use including, but not limited to, building coverage, magnitude of activities, density, and traffic circulation/patterns;

6. The project emphasizes architectural design and aesthetic value; and

7. The project emphasizes the provision of open spaces and quality recreation areas and facilities.

*****

POCATELLO CITY COUNCIL FINDINGS OF FACT AND CONCLUSIONS

After considering the application, the testimony heard at the City Council meeting held on April 2, 2026, and the recommendation of the Planning and Zoning Commission and the City's Planning and Development Services staff, the Pocatello City Council makes the following Findings of Fact and Conclusions:

Zoning Ordinance Section 17.02.140.C - Criteria for Review:

1. The project proposes to subdivide the parcel for the development of approximately of sixty-four (64) zero-lot line townhomes. The applicant is proposing to utilize lot size averaging as called out in City Code 17.02.140. The property is located adjacent to Venture Way, which is considered a Principal Arterial roadway.

2. The project proposes development of zero lot-line townhouses in ten (10) groups of five (5) and two (2) groups of seven (7). Common area will consist of interior amenities and parking area. Said amenities comprise 1.47-acres of the overall project. The amenities include a park, playground, and parking. Lot size averaging may be used pursuant to 17.02.140G, provided that the overall density does not exceed the maximum number of dwelling units per acre allowed by the underlying zoning district, plus up to twenty percent (20%).

3. The subject lot is relatively flat. The development will include landscaping and open space.

4. The project is surrounded by a mix of land uses. To the immediate west is a platted subdivision known as The Crossings Division 1 Amended. The Northgate Apartments are approximately 575 feet to the west. To the immediate north are single family homes. Abutting the property to the east is vacant land owned by Idaho Central Credit Union. The project is compatible with surrounding uses, established neighborhoods, and available public facilities. All adjacent properties are zoned Residential Commercial Professional (RCP). The Wellness Complex is located to the south, and it is in Bannock County and is zoned Agricultural. Public facilities such as water, sewer and utilities are readily available.

5. The development will add additional vehicle travel to Paradigm Way and Venture Way. The development will exceed the minimum open space requirement of 20%. The proposed parking and recreational amenities are intended to serve the residents of the development. There will be landscaped buffers surrounding the development. Per Street personnel, the development does not meet the requirement that any subdivision creating one hundred (100) or more peak hour trips based on the Institute of Transportation Engineers' "Trip Generation Handbook," and therefore no traffic study is required.

6. The applicant's application materials suggest that the design and construction of the proposed development will consist of residential type construction materials which would include vinyl siding with metal soffit and fascia. The horizontal massing of the front facing façade will be broken up using stone at the lower level accenting the horizontal and vertical siding. The color scheme proposed includes a mix of shades of brown and white, further accented by the stone work at the lower level of the front facing façade.

7. The project proposes a park, swing set, playground, landscaped areas and parking facilities. Site entails = 4.58-acres or (199,504.8 sq.ft) x 20% (required open space) = 39,900.8 sq.ft; 199,504.8. 39,900 (minimum 20-percent open space) = 159,604.8 (developable area) 159,604.8/2,750 sq.ft. = 58. 20% Density bonus: 58 x 0.20 = 11. Sixty-nine (69) units permitted.

POCATELLO CITY COUNCIL DECISION

Based upon its Findings of Fact and Conclusions, the Pocatello City Council hereby grants the Applicant's request for a Planned Unit Development (PUD) of approximately 0.61 acres of land, generally located parallel to Venture Way and the end of Paradigm Way, Pocatello, Idaho into sixty-four (64) zero lot line townhomes, to be known as The Crossings, said property legally described in Exhibit A.

1. All applicable standards of Pocatello Municipal Code 16.20 & 16.24 shall be strictly adhered to;

2. A final landscape plan shall be submitted at the time of the initial building permit application and shall be compliant with all landscaping requirements of Pocatello Municipal Code;

3. Sidewalk and landscaping plan shall be submitted at the time of the initial building permit application and shall be compliant with all landscaping requirements of Pocatello Municipal Code;

4. All approved architectural standards shall be enforced by the homeowner's association per Municipal Code 17.02.140.G.5;

5. All applicable standards of Pocatello Municipal Code 17.02.140.D shall be strictly adhered to;

6. All applicable standards of Pocatello Municipal Code 17.02.140.H shall be strictly adhered to;

7. All other standards or conditions of Municipal Code not herein stated but applicable to the PUD, land subdivision and residential development shall apply.

All other standards or conditions of Pocatello Municipal Code not herein stated but applicable to the Planned Unit Development, land subdivision and residential development shall apply.

Notice is hereby given that applicant has the right to challenge this Decision and request a regulatory taking analysis pursuant to Idaho Code Section 67-8003 within 28 days after this Decision.

DATED this 16th day of April, 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 14th day of April, 2026, before me, the undersigned, a Notary Public in and 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)

SHAWNIE S. FERRIN
NOTARY PUBLIC
COMM NO. 20243254
STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
Residing in Pocatello, Idaho
Commission Expires: 8/30/2030