

Agenda Item #13

**POCATELLO CITY COUNCIL
EXECUTIVE SUMMARY
FINAL PLAT APPLICATION: THE RIDGE @ HIGH TERRACE DIVISION 2**

REQUEST: Sunrise Engineering on behalf of TR@HT, LLC has submitted a Final Plat application to plat a subdivision to be known as The Ridge @ High Terrace Division 2. The plat proposes to plat 9.12-acres of land into twelve (12) residential lots and two (2) common lots for a total of fourteen (14) lots. Lots 13 & 14 are common are lots owned and maintained by the Homeowners Association.

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). It should be noted that a portion of Lot 28 Block 1 of Valle Di Alberi is being included in the plat as stormwater and common area. Staff has determined that the addition is not a substantial change based on Municipal Code Section 16.24.060 (1) The number of lots has not increased more than five percent (5%) from the preliminary plat and the fact that lot was previously platted for the purpose of stormwater and is being used for the same purpose.

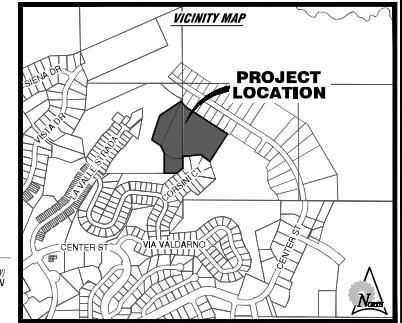
ATTACHMENTS:

- A. Plat
- B. Planning & Zoning Preliminary Plat Commission Findings of Fact & Decision

ATTACHMENT A
FINAL PLAT
AUGUST 20, 2026

THE RIDGE @ HIGH TERRACE - DIVISION 2

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



LEGEND

- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "P&S 2341"
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 13023"
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 13023"
- SET 5/8" BY 24" REBAR WITH ALUMINUM CAP STAMPED "LS 13023"
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "LS 13023"

- 5 / BLOCK 1**
- SUBDIVISION LOT/BLOCK NUMBER
- EXISTING SUBDIVISION LOT/BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- STREET CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- NEW EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE

- (P1) RECORD INFORMATION PER THE RIDGE @ HIGH TERRACE - DIVISION 1 (INST. NO. 22601360)
- (P2) RECORD INFORMATION PER ELEVATION 5000 - DIVISION 2 (INST. NO. 22605095)
- (P3) RECORD INFORMATION PER VALLE DI ALBERI (INST. NO. 21812266)
- (P4) RECORD INFORMATION PER L & B SUBDIVISION (INST. NO. 21903319)
- (P5) RECORD INFORMATION PER HIDDEN VALLEY SUBDIVISION 1ST & 2ND ADDITIONS (INST. NOS. 20419287 & 21713050)

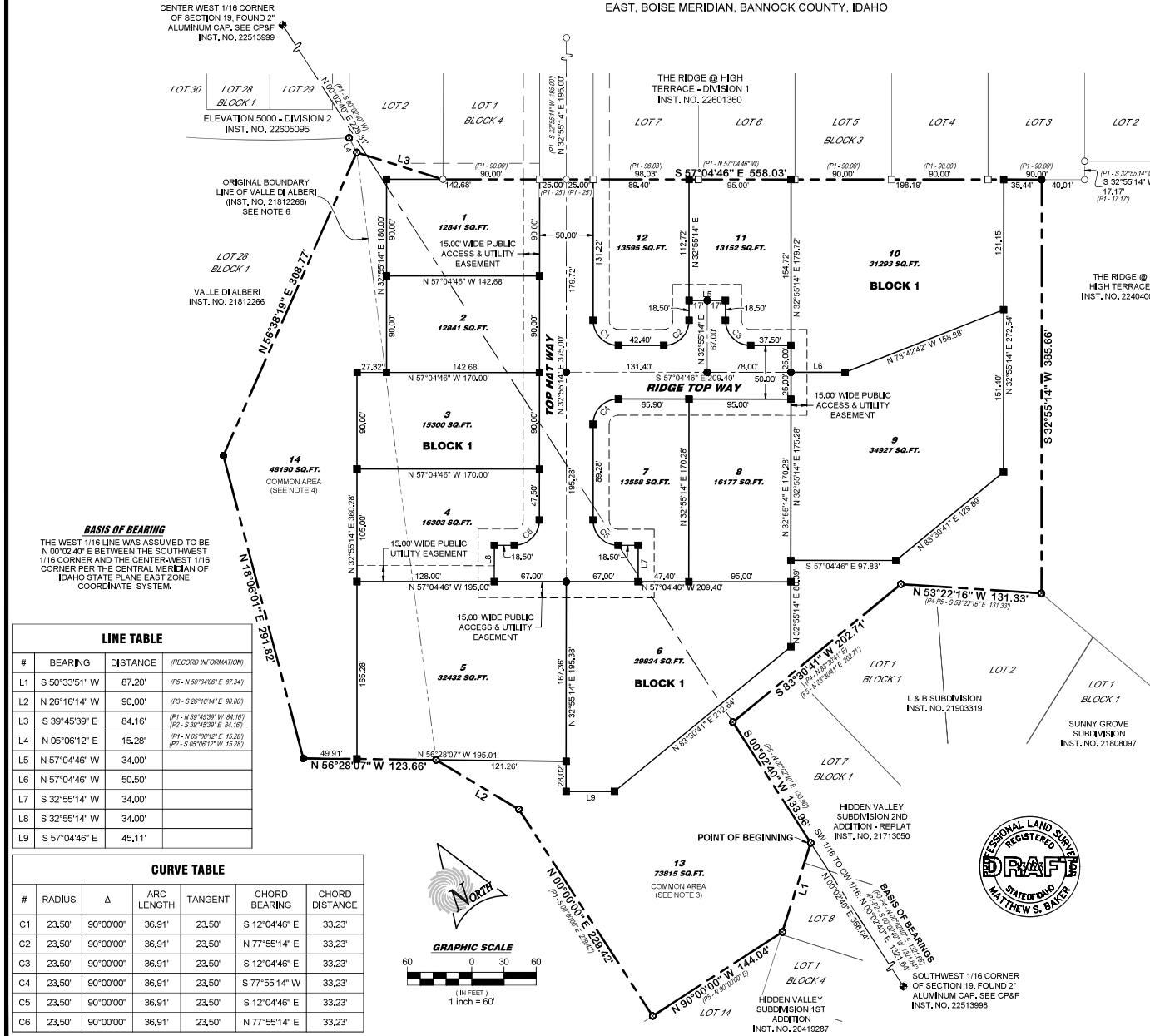
COUNTY RECORDER'S CERTIFICATE

THE RIDGE @ HIGH TERRACE DIVISION 2

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY: MSB, RTS, MLM
1.	OFFICE WORK BY: MSB, MLM
2.	DATE: August 5, 2025
DRAWING: P:\BBAID Investments, LLC\18483 - The Ridge @ High Terrace	
Subdivision Div 2\SURVEY\CAD\TR@HT-Division 2_Final Plat.dwg	
SCALE: 1 INCH = 60 FEET	PROJECT NO: 18483 SHEET 1 OF 2



THE RIDGE @ HIGH TERRACE - DIVISION 2

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO CREATE THE LOTS, BLOCK AND STREETS SHOWN FOR FUTURE RESIDENTIAL DEVELOPMENT.
- THE NORTHERLY BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE BOUNDARY OF THE RIDGE @ HIGH TERRACE - DIVISION 1 (INST. NO. 22601360), THE EASTERLY BOUNDARY IS A NEW DELINEATION, THE SOUTHERLY BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE BOUNDARIES OF L & B SUBDIVISION (INST. NO. 21903319) AND HIDDEN VALLEY SUBDIVISION 1ST & 2ND ADDITIONS (INST. NOS. 20419287 & 21713050). THE WESTERLY BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE BOUNDARY OF VALLE DI ALBERI (INST. NO. 21812266).
- LOT 13, BLOCK 1 IS A COMMON AREA LOT THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 14, BLOCK 1 IS A COMMON AREA LOT USED FOR STORM WATER RETENTION AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- EASEMENTS NOT DETECTED:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- A PORTION OF LOTS 3, 4, 5 & 14, BLOCK 1 ARE BEING PLATTED INTO A PORTION OF LOT 28, BLOCK 1 OF VALLE DI ALBERI (INST. NO. 21812266). SEE DEED INST. NO. 22507304.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST 1/16 CORNER OF SECTION 19, BEING MARKED BY AN ALUMINUM CAP AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 22513998;
THENCE NORTH 00°02'40" EAST, ALONG THE WEST 1/16 LINE OF SECTION 19, A DISTANCE OF 356.04 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 50°33'51" WEST, LEAVING SAID WEST 1/16 LINE OF SECTION 19 AND FOLLOWING ALONG THE BOUNDARY OF HIDDEN VALLEY SUBDIVISION 2ND ADDITION REPLAT (INST. NO. 21713050), A DISTANCE OF 87.20 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";

THENCE NORTH 90°00'00" WEST, LEAVING SAID BOUNDARY OF HIDDEN VALLEY SUBDIVISION 2ND ADDITION REPLAT AND FOLLOWING ALONG THE BOUNDARY OF HIDDEN VALLEY SUBDIVISION 1ST ADDITION (INST. NO. 20419287), A DISTANCE OF 144.04 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";

THENCE LEAVING SAID BOUNDARY OF HIDDEN VALLEY SUBDIVISION 1ST ADDITION AND FOLLOWING ALONG THE BOUNDARY OF VALLE DI ALBERI (INST. NO. 21812266) FOR THE FOLLOWING FIVE (5) COURSES:

1. NORTH 00°00'00" EAST A DISTANCE OF 229.42 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";
2. NORTH 26°16'14" WEST A DISTANCE OF 80.00 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";
3. NORTH 56°28'07" WEST A DISTANCE OF 123.66 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
4. NORTH 18°06'01" EAST A DISTANCE OF 291.82 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
5. NORTH 56°38'19" EAST A DISTANCE OF 308.77 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";

THENCE SOUTH 39°45'39" EAST, LEAVING SAID BOUNDARY OF VALLE DI ALBERI AND FOLLOWING ALONG THE BOUNDARY OF THE RIDGE @ HIGH TERRACE - DIVISION 1 (INST. NO. 22601360), A DISTANCE OF 84.16 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";

THENCE SOUTH 57°04'46" EAST, CONTINUING ALONG SAID BOUNDARY OF THE RIDGE @ HIGH TERRACE - DIVISION 1, A DISTANCE OF 558.03 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";

THENCE SOUTH 32°55'14" WEST, LEAVING SAID BOUNDARY OF THE RIDGE @ HIGH TERRACE - DIVISION 1, A DISTANCE OF 385.66 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";

THENCE FOLLOWING ALONG THE BOUNDARY OF L & B SUBDIVISION (INST. NO. 21903319) AND HIDDEN VALLEY SUBDIVISION 2ND ADDITION REPLAT (INST. NO. 21713050) FOR THE FOLLOWING THREE (3) COURSES:

1. NORTH 53°22'16" WEST A DISTANCE OF 131.33 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";
2. SOUTH 83°30'41" WEST A DISTANCE OF 202.71 FEET TO A POINT ON THE WEST 1/16 LINE OF SECTION 19, BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";
3. SOUTH 00°02'40" WEST, ALONG SAID WEST 1/16 LINE OF SECTION 19, A DISTANCE OF 133.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.12 ACRES, MORE OR LESS.

INTERIOR MONUMENT COMPLETION CERTIFICATE

PURSUANT TO THE REQUIREMENTS OF I.C. 50-1331 THROUGH 50-1333, I, MATTHEW S. BAKER, THE SURVEYOR FOR THIS SUBDIVISION PLAT, HEREBY CERTIFY THAT THE INTERIOR MONUMENTS AS SHOWN ON THIS PLAT SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF I.C. 50-1303 ON OR BEFORE ONE (1) YEAR AFTER THE RECORDING DATE.

OWNER'S 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 BLOCKS, LOTS AND STREETS 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 WE, THE OWNERS, TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT, THE LOCATION AND THE DIMENSIONS OF THE BLOCKS, LOTS AND STREETS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ARE GRANTED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES, DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT, AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

BILLY B. ISLEY (PRESIDENT)
THE RIDGE @ HIGH TERRACE LLC

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BILLY B. ISLEY, KNOWN OR IDENTIFIED TO ME, TO BE THE PRESIDENT OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN _____ COUNTY, STATE OF IDAHO,
MY COMMISSION EXPIRES _____ DAY OF _____, 20____.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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

CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE EXISTING 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.

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 50-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED 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.

MATTHEW S. BAKER



DATE

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HEREBY ACCEPTED BY THE CITY OF

POCATELLO, IDAHO, THIS _____ DAY OF _____, 20____.

MARK DAHLQUIST, MAYOR KONNI R. KENDELL, CITY CLERK

BRENT MCCLANE, PLANNING & DEVELOPMENT DIRECTOR

SKYLER ALLEN, ENGINEER FOR THE CITY PE NO. 15370

CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A LICENSED 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 PLS NO. 10342
POCATELLO CITY SURVEYOR

DATE

COUNTY REVIEWING SURVEYOR'S CERTIFICATE

I, _____, A LICENSED LAND 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 _____, 20____.

NAME _____ PLS. NO. _____
BANNOCK COUNTY REVIEWING SURVEYOR

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

COUNTY RECORDER'S CERTIFICATE

THE RIDGE @ HIGH TERRACE DIVISION 2

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



SUNRISE
ENGINEERING

REVISIONS	SURVEYED BY: MSB, RTS, MLM
1.	OFFICE WORK BY: MSB, MLM
2.	DATE: August 5, 2025
DRAWING: P:\BBAD Investments, LLC\18483 - The Ridge @ High Terrace	
Subdivision Div 2\SURVEY\CAD\TR@HT-Division 2_Final Plat.dwg	
SCALE: 1 INCH = 60 FEET	PROJECT NO: 18483 SHEET 2 OF 2

ATTACHMENT B

**PLANNING & ZONING COMMISSION FINDINGS
OF FACT AND DECISION**

**FINDINGS OF FACT & DECISION
CITY OF POCA TELLO
PLANNING & ZONING COMMISSION
HEARING APRIL 9, 2025**

APPLICANT: Bill Isley, represented by Rob Heuseveldt, Sunrise Engineering

SUVEYOR/ENGINEER: Sunrise Engineering

REQUEST: Preliminary Plat the Ridges at High Terrace Division 1-3

GENERAL LOCATION: North of E. Center and Southeast of Vista Drive, including parcels RPR3851011410, RPR3851011411, and RPR3851011506

FILE: PP25-0002

STAFF: Becky Babb, Planning Manager

Instrument # 22503902
Bannock County, Pocatello, Idaho
04/11/2025 04:33:28 PM No. of Pages: 4
Recorded for: CITY OF POCA TELLO
Jason C. Dixon Fee: \$0.00
Deputy: cteuscher

- I. GENERAL BACKGROUND:** Bill Isley, represented by Sunrise Engineering, has submitted a preliminary plat application to subdivide the property. The application includes three divisions. Division 1 consists of 63.3 acres, with 40 total residential lots and one (1) common lot. Division 2 consists of 8.12 acres, with 17 total residential lots and one (1) common lot. Division 3 consists of 10.36 acres, with 15 total residential lots and one (1) common lot. The minimum lot size is 7,500 sq. ft. and all lots in all divisions meet the minimum lot size criteria.
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of April 9, 2025. The applicant provided a summary of the proposed zone map amendment. Staff provided a brief presentation and recommendation regarding the application. There were no comments from the public provided.
- III. NOTIFICATION:** Notice was published in the Idaho State Journal and a sign was posted on the subject property on March 25, 2025. 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 zone map amendment. 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 Criteria Analysis

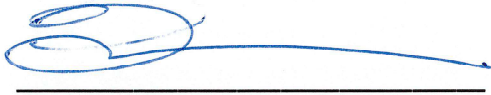
REVIEW CRITERIA (16.20.050):				
Compliant			City Code and P&Z Findings	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	16.20.050 A	The subdivision proposal complies with applicable provisions of this title.
			<i>Finding</i>	The applicant's proposal is compliant with all applicable standards of Title 16, provided 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	The proposed subdivision is compliant with all applicable city design standards and development regulations. See further discussion is for Criteria 16.20.050 A-H and the Public Works Memorandum (Attachment A), subject to all conditions listed within the Public Works Memorandum and contingent on the approval of the Request for Annexation by the Pocatello City Council.
☒	☐	☐	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 subject property is proposed to be zoned as Residential Low Density (RL) and is part of the pending annexation. The applicant is proposing to subdivide the property into seventy-two (72) residential lots, over three phases. The minimum lot size in the RL zoning district is 7,500 sq. ft. for a single-family dwelling. However, Division 1 is located in a designated Wildlife Habitat Protection Area therefore development is subject to Code Section 17.04.170 Wildlife Habitat Protection Standards which restricts the development by 50-percent density (see discussion below). Under the RL zoning a total of <u>368 single-family lots may be allowed</u> (63.3 acres x 43,560 = 2,757,348 sq.ft./7,500 = 368 lots). Thus, the lots permitted without requesting a density bonus or clustering is reduced to 183 lots (368 lots/2). The Preliminary Plat application proposes 40 residential lots, which is well below the permitted 183. Lot 22, which is the common lot held as open space, consists of 35.6 acres more or less. Divisions 2 and 3 are not within the Wildlife Habitat Protection Area. Division 2 is proposing to consist of 17 total residential lots, with 1 common lot (1.6 acres) on 8.12 acres (more or less). Division 3 is proposing 15 total residential lots with 1 common lot (4.74 acres) 10.36 acres (more or less). A portion of the property in Division 1 has slopes in excess of 15-percent grade. Therefore, development is subject to Code Section 17.05.100 Slope Development Standards as part of the development.
☒	☐	☐	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: The Ridges at High Terrace will extend Center Street to its completion. Three proposed roads (unnamed) will be constructed throughout the phases. The road will be built to city standards including curb, gutter, and sidewalk for adjacent platted lots. See the Public Works Memorandum for further comments/conditions regarding proposed streets/ROW improvements (Attachment A). 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. See the attached Public

				Works Memorandum (Attachment A) for additional comments/conditions pertaining to water, sewer and stormwater requirements. UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice on March 19, 2025. To date, no comments have been received from the Utility providers receiving notice. The applicant is responsible for contacting all private utility companies for extension of services such as power, natural gas, and internet services. City Department comments/conditions are summarized in Attachment A. 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.
			<i>Finding</i>	Municipal subsection 16.20.030V 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 has not been required as part of the application review in light of two access points being provided, ie: Vista Drive and E. Center.
☒	☐	☐	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.
			<i>Finding</i>	The proposed subdivision provides a continuation of a connected transportation system as it fully connects Center Street. See Criteria 16.20.050.D for additional comment.
☒	☐	☐	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.
			<i>Finding</i>	The Bannock Transportation Planning Organizations adopted bicycle and Pedestrian Plan does not include the area as a proposed Bicycle route. Sidewalk is proposed along both Center Street and the new roads (unnamed).
☒	☐	☐	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)
			<i>Finding</i>	Public utilities are available to extend through to provide service to the newly created lots. Public utilities shall be located within either the right-of-way or access easements/utility easements. See Criteria 16.20.050.D for additional comment.
			16.20.070	Expiration of planning and zoning commission's decision

☒	☐	☐	Finding The commission's decision is valid for a period of two (2) years from the date the decision is reduced to writing and transmitted to the applicant, unless a final plat has been approved by the City Council. If the plat is being phased, the preliminary plat shall expire two (2) years following the date of approval of the final plat for the previous phase. A. The complete final plat application must be submitted to the planning and development services prior to the expiration of the two (2) year period. B. Failure to submit the complete final plat application prior to the two (2) year expiration date shall require the submittal of a new preliminary plat application pursuant to this chapter. The Planning & Zoning Commission may grant one (1) twelve (12) month extension in writing upon finding of good cause.
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V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission **approves** the Preliminary Plat application The Ridge at High Terrace Divisions 1-3 application, submitted by Sunrise Engineering on behalf of Bill Isley, finding the application meets the standards for approval under Section 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff reports and contingent upon the approval of the Annexation Application by the Pocatello City Council.



Richard Phillips, Vice Chair
Planning & Zoning Commission
Authorized to sign 4/9/2025

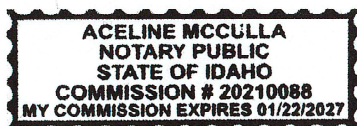
STATE OF IDAHO)

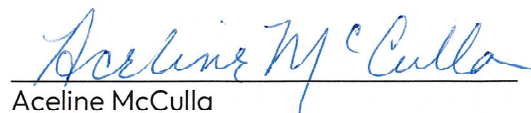
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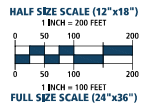
County of Bannock)

On this 11th day of April, 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Planning & Zoning Commission Chairman Richard Phillips, 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

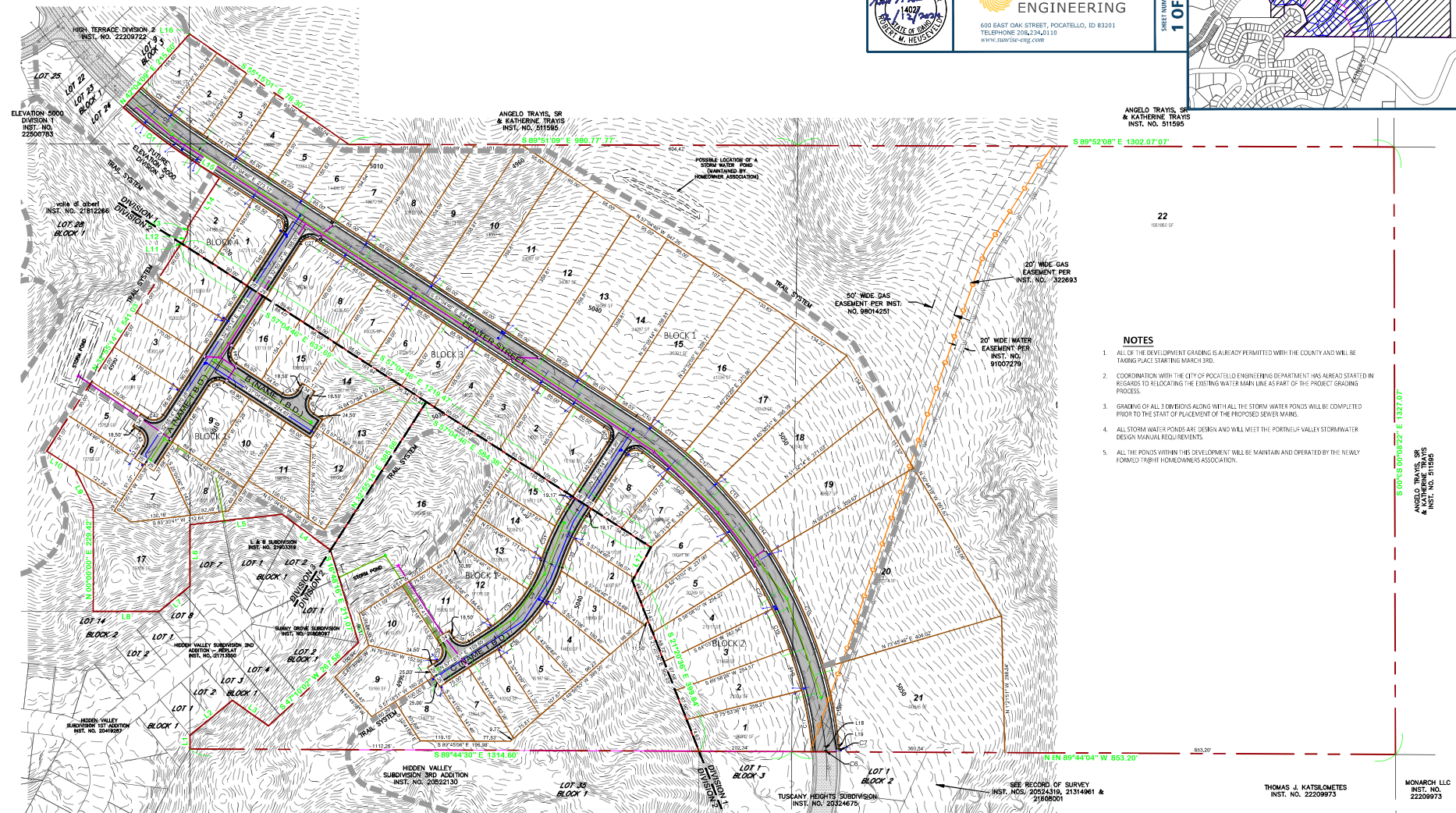
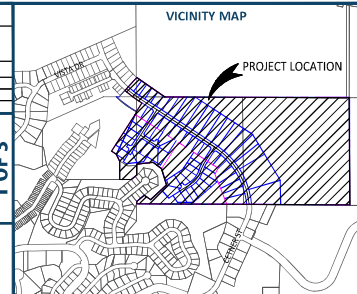


PRELIMINARY PLAT FOR:
THE RIDGE @ HIGH TERRACE DIV 1-3
LOCATED IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO



DEVELOPER INFORMATION		
NAME	TRIGHT, LLC	ADDRESS
CONTACT	BILL SILEY	2227 EAST CENTER ST.
PHONE	208.243.4401	POCATELLO, ID 83201
SHEET INFORMATION		
PROJECT #	12419	ISSUED BY DATE
CREATED	REV 1	CHECKED BY NAME
REVISED		

	SUNRISE ENGINEERING
	600 EAST OAK STREET, POCATELLO, ID 83201
	TELEPHONE 208.234.0110
	WWW.SUNRISE-ENG.COM



NOTES

- ALL OF THE DEVELOPMENT GRADING IS ALREADY PERMITTED WITH THE COUNTY AND WILL BE TAKING PLACE STARTING MARCH 3RD.
- COORDINATION WITH THE CITY OF POCATELLO ENGINEERING DEPARTMENT HAS ALREADY STARTED IN REGARDS TO RELOCATING THE EXISTING WATER MAIN LINE AS PART OF THE PROJECT GRADING PROCESS.
- GRADING OF ALL 3 DIVISIONS ALONG WITH ALL THE STORM WATER PONDS WILL BE COMPLETED PRIOR TO THE START OF PLACEMENT OF THE PROPOSED SEWER MAINS.
- ALL STORM WATER PONDS ARE DESIGN AND WILL MEET THE PORTNEUF VALLEY STORMWATER DESIGN MANUAL REQUIREMENTS.
- ALL THE PONDS WITHIN THIS DEVELOPMENT WILL BE MAINTAIN AND OPERATED BY THE NEWLY FORMED TRIGHT HOMEOWNERS ASSOCIATION.

ANGLO TRAVIS, SR
& KATHERINE TRAVIS
INST. NO. 511595

S 100° 05' 00" E 1302.07' 07"

22

156180 SF

20' WIDE GAS EASEMENT PER INST. NO. 322693

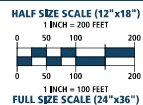
30' WIDE GAS EASEMENT PER INST. NO. 98014251

20' WIDE WATER EASEMENT PER INST. NO. 91007279

SEE RECORD OF SURVEY INST. NOS. 20254310, 21314961 & 21608001

THOMAS J. KATSILOMETES INST. NO. 22209973

MONARCH LLC INST. NO. 22209973



PRELIMINARY PLAT FOR:
THE RIDGE @ HIGH TERRACE DIV 1-3
LOCATED IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO



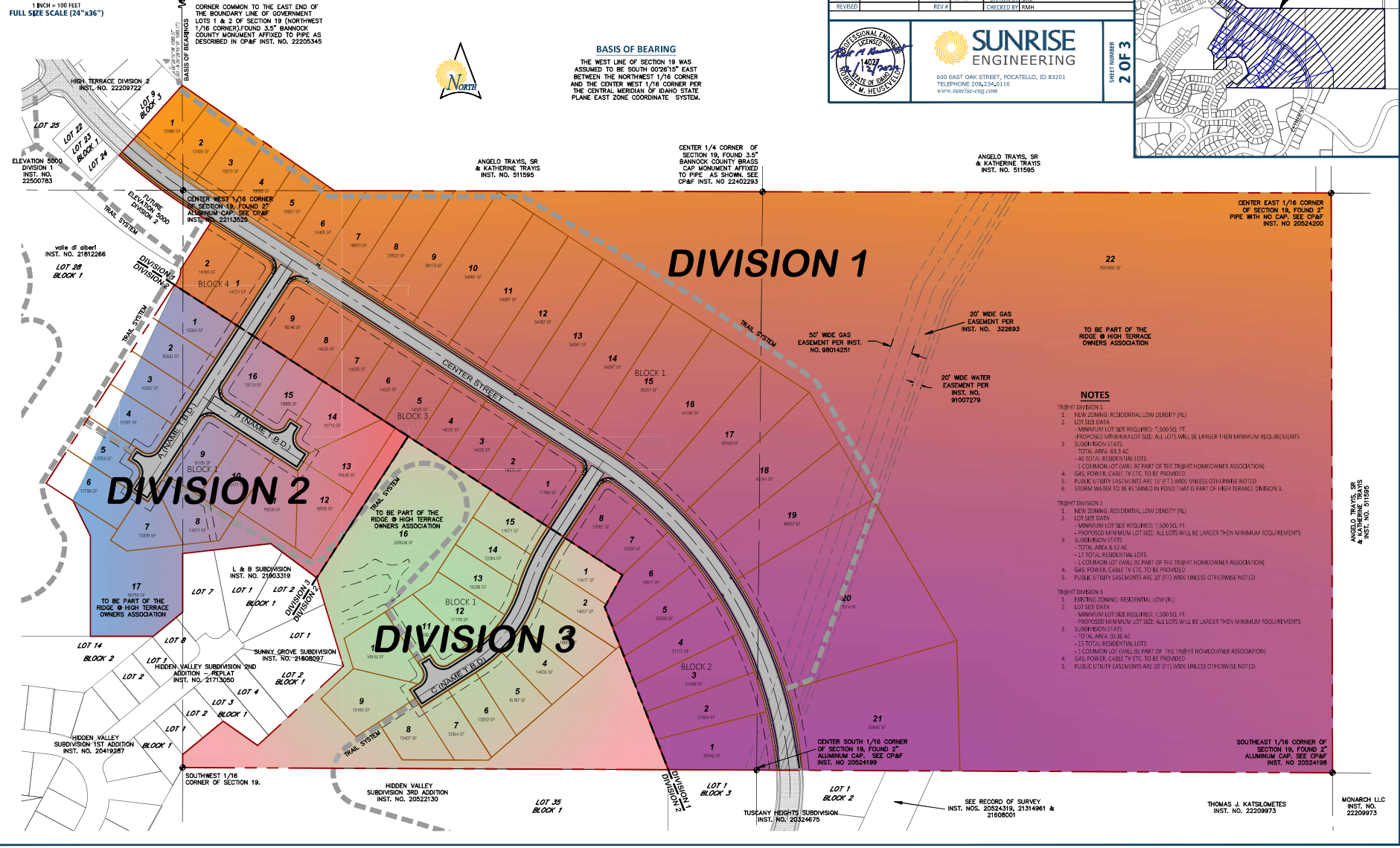
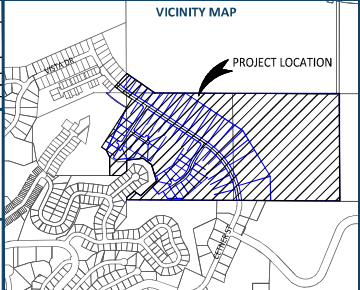
BASIS OF BEARING
THE WEST LINE OF SECTION 19 WAS ASSUMED TO BE SOUTH 00°00'10" EAST BETWEEN THE NORTHWEST 1/4 CORNER AND THE CENTER WEST 1/4 CORNER PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

DEVELOPER INFORMATION	
NAME: TRIMET, LLC	ADDRESS: 2227 EAST CENTER ST. POCAATELLO, ID 83201
CONTACT: BILL SLEY	
PHONE: 208.243.4441	

SHEET INFORMATION	
CREATED: PROJECT # 12419	CHECKED BY: RMH
REVISED:	REV #

SUNRISE ENGINEERING
600 EAST OAK STREET, POCAATELLO, ID 83201
TELEPHONE 208.234.0110
WWW.SUNRISE-ENG.COM

SHEET NUMBER 2 OF 3



NOTES

- TRIGHT DIVISION 1
1. NEW ZONING: RESIDENTIAL LOW DENSITY (RL)
 2. LOT SIZE DATA
 - MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
 - PROPOSED MINIMUM LOT SIZE: ALL LOTS WILL BE LARGER THEN MINIMUM REQUIREMENTS
 3. SUBDIVISION STATS
 - TOTAL AREA: 103.3 AC
 - 40 TOTAL RESIDENTIAL LOTS
 - 1 COMMON LOT (WILL BE PART OF THE TRIGHT HOMEOWNER ASSOCIATION)
 - GAS, POWER, CABLE, TV ETC. TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 15' (FT.) WIDE, UNLESS OTHERWISE NOTED
 - STORM WATER TO BE RETAINED IN POND THAT IS PART OF HIGH TERRACE DIVISION 3.
- TRIGHT DIVISION 2
1. NEW ZONING: RESIDENTIAL LOW DENSITY (RL)
 2. LOT SIZE DATA
 - MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
 - PROPOSED MINIMUM LOT SIZE: ALL LOTS WILL BE LARGER THEN MINIMUM REQUIREMENTS
 3. SUBDIVISION STATS
 - TOTAL AREA: 10.17 AC
 - 17 TOTAL RESIDENTIAL LOTS
 - 1 COMMON LOT (WILL BE PART OF THE TRIGHT HOMEOWNER ASSOCIATION)
 - GAS, POWER, CABLE, TV ETC. TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 10' (FT.) WIDE, UNLESS OTHERWISE NOTED
- TRIGHT DIVISION 3
1. EXISTING ZONING: RESIDENTIAL LOW (RL)
 2. LOT SIZE DATA
 - MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
 - PROPOSED MINIMUM LOT SIZE: ALL LOTS WILL BE LARGER THEN MINIMUM REQUIREMENTS
 3. SUBDIVISION STATS
 - TOTAL AREA: 10.36 AC
 - 15 TOTAL RESIDENTIAL LOTS
 - 1 COMMON LOT (WILL BE PART OF THE TRIGHT HOMEOWNER ASSOCIATION)
 - GAS, POWER, CABLE, TV ETC. TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 10' (FT.) WIDE, UNLESS OTHERWISE NOTED

P:\MAD Investments, LLC\12419 - The Ridge @ High Terrace Subdivision\Survey\CA\12419 PRELIMINARY PLAT AND MASTER PLAT.dwg Feb 25, 2025 12:21pm www.cadswat.com