

Agenda Item #8

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

FILE: SP26-012

SUBDIVISION: Trailside Subdivision
APPLICANT: NeighborWorks Pocatello
OWNER: City of Pocatello
REQUEST: Short Plat Subdivision
GENERAL LOCATION: Parcel #RPCPP053702, near Foothill Blvd. & Gathe Dr.
LOTS: Three (3) Lots (19.06 acres +/-)
STAFF: Jim Anglesey, Long-Range 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. Construction drawings are approved. Utility connections, stormwater and sanitation components requested in final drawings will be reviewed and inspected in conjunction with a Subdivision Construction 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 City Code not herein stated but applicable to the subdivision shall apply.

REQUEST: NeighborWorks Pocatello has submitted a short plat application requesting to subdivide 19.06 acres (more or less) of parcel RPCPP053702 into three (3) lots, with a 25' utility and access easement from Gathe Dr. The surveyor/engineer listed on file is Wyatt Radke of A&E Engineering.

DENSITY & LOT DESIGN: The subject property is zoned Residential Medium Density Multi-Family (RMM). The proposal calls for subdividing the property into three (3) lots with lots 1 and 2 being 0.99 acres in size and lot 3 being 17.08 acres in size. The applicant wishes to develop lots 1 and 2 after securing a 99-year lease with the City of Pocatello for affordable housing. The RMM zoning would allow up to 31 units total on lots 1 and 2. The applicant has submitted an application to rezone lots 1 and 2 of the proposed subdivision to Residential/Commercial/Professional (RCP). The RCP zoning would allow up to 59 units total on lots 1 and 2. The applicant is proposing 48 units (24 on each lot).

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. 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 8, 2026. Below are comments received:

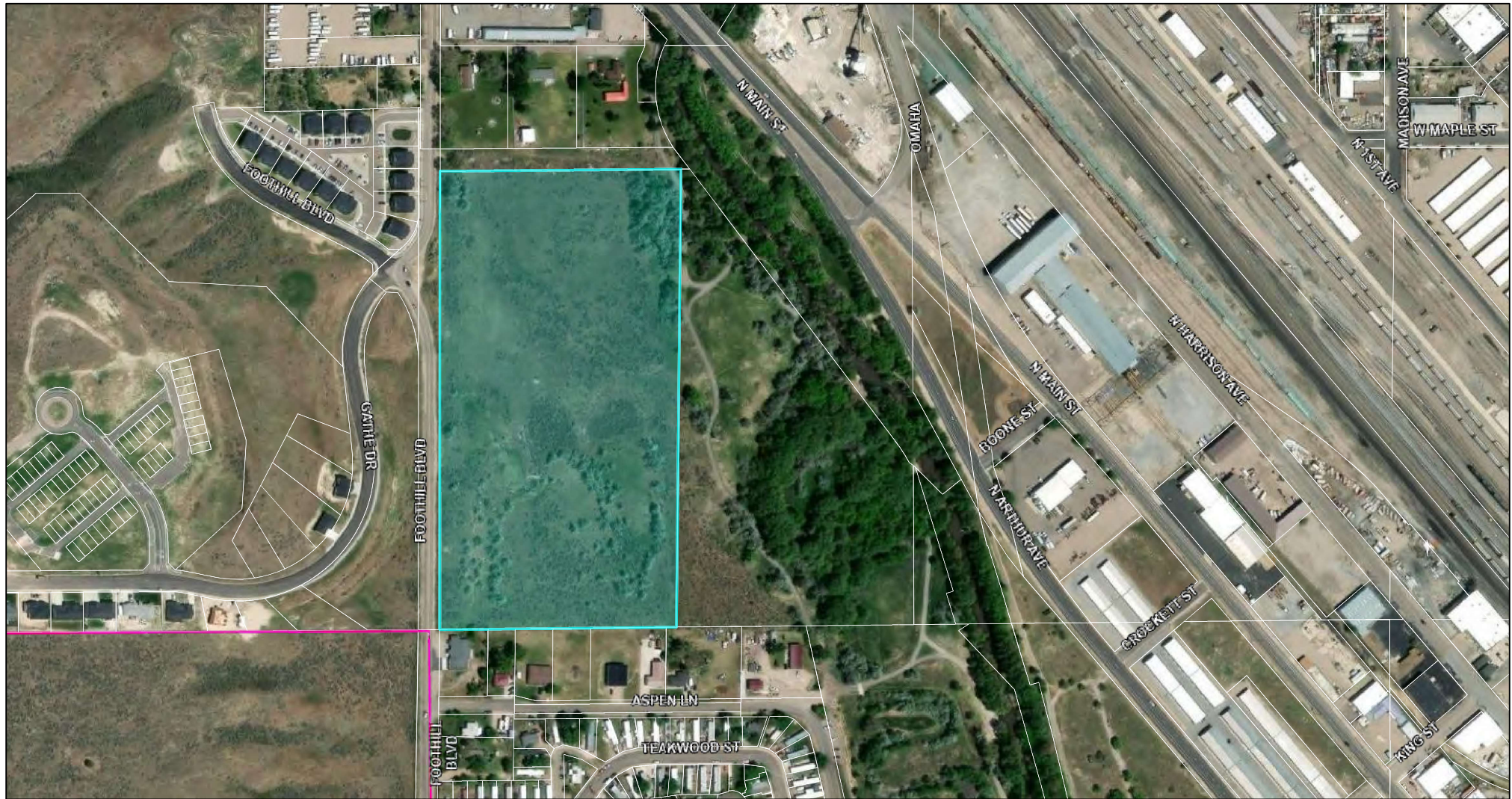
- **Southeastern Idaho Public Health** will require will serve letters from sewer and water district entities and fee to sign the Sanitary Restriction notes of the final plat. Owner/developer should contact me to receive instruction on SIPH's process for land development.
- **City of Pocatello Stormwater** requires an emergency overflow to protect berm from erosion. Include this in final construction plans as part of the Subdivision Construction Permit. See PVSDM for guidance.
- **City of Pocatello Sanitation** requires construction plans that demonstrate the site meets all sanitation service requirements. Include this in final construction plans as part of the Subdivision Construction Permit.

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:

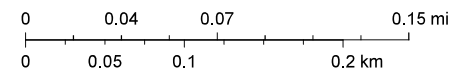
- A. Location Map
- B. Proposed Short Plat

Trailside Subdivision Location Map



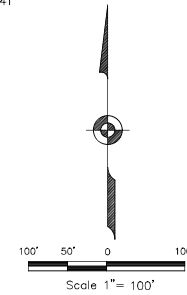
 City Limits

1:4,315



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

FOR THE CITY OF POCATELLO, DEED INST. #20902456, LOCATED IN THE
W $\frac{1}{2}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$ SECTION 22, T6S, R34E, B.M., BANNOCK COUNTY, IDAHO



*BASIS OF BEARINGS

N 0°14'42" E (per Record of Survey Inst. #92000836) between the found Bannock County brass cap monument marking the Southwest corner of Section 22 and the found ITD right-of-way monument marking the South $\frac{1}{2}$ corner of the west line of Section 22, as shown on this map.

LEGEND

- ⊕ Set 5/8" Ø rebar with aluminum cap, stamped "PLS 23365"
- ▣ Set 5/8" Ø rebar with pink plastic cap, stamped "PLS 23365"
- ⊙ Found Bannock County brass cap monument
- Found ITD right-of-way monument
- ▲ Detected "ring" with metal locator

- Subdivision boundary lines
 Lot lines
 Sectional lines
 Right-of-way lines
 Proposed easement lines
 Existing easement lines
 Adjacent deed lines
 Existing fence lines
 Record bearings and distances
 Flood zone boundaries per FEMA panel No. 16005C0238E
 Flood zone areas as noted per FEMA panel No. 16005C0238E

Record of Survey prepared for the City of Pocatello, Deed Inst.
#20902456, located in the W $\frac{1}{2}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 22, T6S, R34E,
B.M., Bannock County, Idaho

COUNTY RECORDER STAMP

JOB No. 2026-053		PRINT DATE:	DWG. No. 601
DRAWN BY: WRR	DATE: 6/17/26	SHEET 1 OF 2 SHEETS	
CHECKED BY: DLR	DATE: 7/13/26	CALCULATED BY: WRR DATE: 6/17/26	
PLOT SCALE: 1"=100'	DATE PLOTTED:	BY:	



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

SHORT PLAT TRAILSIDE SUBDIVISION

FOR THE CITY OF POCATELLO, DEED INST. #20902456, LOCATED IN THE
W½, SW¼, SW¼ SECTION 22, 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. #20902456 and to subdivide said lands into 3 lots.

The Southwest quarter of the Southwest quarter of Section 22 was established based on found monuments as show on the map. The boundary of Deed Inst. #20902456 was established as the west half of this area, less the northerly 60 feet.

NOTES:

Total Lots: (3)

Zoning: Residential Medium Density Multi-family (RMM)

Total Acreage: 19.06 acres

1. REFERENCE DOCUMENTS

- Deed Instrument numbers on file at the Bannock County Clerk's office, Inst. #s 684014, 330372, 20902456, 21118436, 21712185, 21617687, 22014043, 22205257, & 22600656.
- Record of Survey by Bithell Engineering completed in 1991, Inst. #92000836. (P-BE)
- Record of Survey by RMES completed in 2003, Inst. #20301145. (P-RM)
- Martinez Estates Subdivision Plat completed in 2016, Inst. #21617687. (P-ME)
- The Ridges at Troll Creek Subdivision Plat, completed in 2021, Inst. #22121689. (P-RTC)
- Troll Creek Vistas Fourplex Development - Division 1 Subdivision Plat, completed in 2021, Inst. #22127530. (P-TCV)

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

- 3. All lots in this subdivision are subject to a drainage easement equal to the primary structure setback lines along all lot lines. Lots must be graded and maintained to minimize drainage to adjoining properties.

4. All lots in within this subdivision are subject to:

MUNICIPAL SANITATION ACCESS EASEMENT

A perpetual, non-exclusive easement is hereby granted to the City of Pocatello, Idaho (City), its officers, employees, agents, contractors, and authorized representatives, for ingress and egress over and across private streets, drive aisles, parking areas, collection points, dumpster enclosures, and related private improvements as reasonably necessary to provide municipal solid waste, recycling, yard waste, and other sanitation collection services. The property owner(s), any homeowners association, and their respective successors and assigns shall design, construct, and maintain all private streets, access routes, and collection areas subject to this easement in a condition safe for the operation of municipal sanitation vehicles, in accordance with applicable City standards. The City may refuse, suspend, or discontinue sanitation service whenever access is, in the City's determination, unsafe, obstructed, or otherwise inadequate for the safe operation of sanitation vehicles or personnel. The property owner(s), any homeowners association, and their respective successors and assigns shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and contractors from and against any and all claims, damages, losses, liabilities, costs, and expenses, including attorney fees, arising out of or relating to the design, construction, condition, maintenance, repair, or use of the private streets, access routes, collection areas, dumpster enclosures, or other private improvements subject to this easement, except to the extent caused by the negligent acts or omissions of the City. This easement shall run with the land and be binding upon and inure to the benefit of the City, the property owner(s), any homeowners association, and their respective successors and assigns.

BOUNDARY DESCRIPTION:

A parcel of land in the Southwest ¼ of the Southwest ¼ of Section 22, Township 6 South, Range 34 East, Boise Meridian, Bannock County, Idaho, being more particularly described as follows:

Beginning at the Southwest corner of said Section 22, said point being marked by a Bannock County brass cap monument, and said point being the True Point of Beginning;

Thence N 01°14'42" E along the West line of said Section 22 a distance of 1264.20 feet to a point being marked by a ¾"Ø rebar with an aluminum cap stamped "PLS 23365";

Thence N 89°36'58" E a distance of 657.53 feet to a point being marked by a ¾"Ø rebar with an aluminum cap stamped "PLS 23365";

Thence S 00°17'31" W a distance of 1263.04 feet to a point on the South line of said Section 22, and said point being marked by a ¾"Ø rebar with an aluminum cap stamped "PLS 23365";

Thence S 89°30'50" W along the South line of said Section 22 a distance of 656.50 feet to the True Point of Beginning.

Said parcel containing 19.06 acres more or less.

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the land described in the boundary description has caused the same to be subdivided into a Block and Lots, and do hereby warrant and save the City of Pocatello and the County of Bannock harmless from any existing easements or encumbrances. It is the intention of the owner to include all of the land described in the boundary description in this plat. The location and the dimensions of the Block and Lots are to be shown on the accompanying map of the property. The easements shown are granted to the public for public utilities, roadways, drainage, or for any other use designated on the plat, and no structures other than those for such purposes are to be erected within the lines of said easements.

In witness whereof, the owner does hereunto set its hand.

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 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

CITY OF POCATELLO

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

Mark Daigust, Mayor

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

Konni Kendell, City Clerk

Brent McLane, Planning & Development Services Director

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.

IRRIGATION CERTIFICATE

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.

COUNTY SURVEYOR'S CERTIFICATE

I, _____, Surveyor in and for Bannock County, 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____.

Bannock County Surveyor

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 Neighborworks Pocatello.

Wyatt Radke, PLS 23365



COUNTY RECORDER STAMP

JOB No. 2026-053		PRINT DATE:	DWG. No. 601
DRAWN BY: WRR	DATE: 6/17/26	SHEET 2 OF 2 SHEETS	
CHECKED BY: DLR	DATE: 7/13/26	CALCULATE BY: WRR	
PLOT SCALE: 1"=100'		DATE PLOTTED:	BY:

A&E
ENGINEERING
AND SURVEYING

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P.O. BOX 1327, POCATELLO, ID 83204
PHONE: 208-233-4226