

Agenda Item #9

SHORT PLAT SUBDIVISION APPLICATION MEETING AUGUST 2, 2026 STAFF REPORT

SUBDIVISION:	The Ridges @ High Terrace 1A	FILE: SP26-008
APPLICANT:	Logun Mitchell	
ENGINEER/SURVEYOR:	Sunrise Engineering	
PROPERTY OWNER:	Bill Isley and Calvin Rock	
REQUEST:	Short Plat Subdivision Application	
GENERAL LOCATION:	2227 E Center Str	
ZONING:	Residential Low Density (RL)	
LOTS/UNITS:	Three (3) Lots (2.84 acres +/-)	

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is compliant with all applicable standards of Pocatello Municipal Code Sections 16.16 and 16.24, assuming compliance with the following conditions:

1. Sanitary Sewer statement shall be added to plat before it's signed and SIPH signature line shall be removed;
2. The plat shall be prepared in accordance with applicable State and City subdivision plat standards and subject to review by the City Surveyor; and
3. All other standards or conditions of Municipal Code not herein stated but applicable to the subdivision shall apply.

REQUEST: Logun Mitchell of Sunrise Engineering, representing Calvin Rock and Bill Isley, has submitted a short plat application requesting to subdivide 2.84-acres (more or less) of parcels: RPRTRO01300 (Lot 13 & .86 acres), RPRTRO01402 (Lot 14 and .46 acres), RPRPRTRO01501 (Lot 15 and 1.52 acres) into two (2) lots. The lots are vacant currently and were originally platted with The Ridges @ High Terrace Division 1.

DENSITY & LOT DESIGN: The subject property is zoned Residential Low Density (RL). The proposal calls for creating two lots (13A and 15A) from lots 13,14, and 15.

RIGHT-OF-WAY IMPROVEMENTS: No additional roadways are proposed as part of the plat.

PRIVATE COVENANTS, RESTRICTIONS & CONDITIONS: Recorded Owner's Covenants, Conditions and Restrictions (CC&R's) for the subdivision, if any, must be submitted after the recording of the short plat.

UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Utility providers and affected City Departments were provided notice on June 21, 2026.

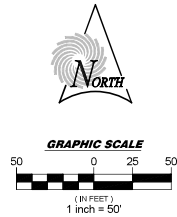
ATTACHMENTS: A. Proposed Short Plat

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SHORT PLAT IS TO ADJUST THE PROPERTY LINES TO ELIMINATE LOT 14, BLOCK 1, GIVING THE NORTHWEST HALF OF SAID LOT 14 TO LOT 13, BLOCK 1 AND THE SOUTHEAST HALF OF SAID LOT 14 TO LOT 15, BLOCK 1.
2. THE BOUNDARIES WERE SOLVED BY LOCATING MONUMENTS THAT WERE SET PER THE RIDGE @ HIGH TERRACE - DIVISION 1 (INST. NO. 22601360).
3. ALL DWELLINGS CONSTRUCTED WITHIN THESE LOTS SHALL BE EQUIPPED WITH A BOOSTER PUMP TO INCREASE WATER PRESSURE WITHIN THE INDIVIDUAL DOMESTIC WATER SUPPLY LINES. SUCH SYSTEMS SHALL BE CONSTRUCTED, OPERATED, AND MAINTAINED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF POCATELLO.
4. LOTS 13-15 OF BLOCK 1 AS DELINEATED WITH 'R' ON THE RIDGE @ HIGH TERRACE - DIVISION 1 SUBDIVISION PLAT (INST. NO. 22601360) REQUIRE SPECIAL CONSTRUCTION RELATED TO THE DOMESTIC WATER AND FIRE SUPPRESSION SYSTEMS. PLANS FOR THESE SYSTEMS SHALL BE SUBMITTED TO THE CITY OF POCATELLO FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
5. EACH STRUCTURE CONSTRUCTED ON LOTS 13-15 OF BLOCK 1, AS DELINEATED WITH 'R' ON THE RIDGE @ HIGH TERRACE - DIVISION 1 SUBDIVISION PLAT (INST. NO. 22601360), SHALL BE EQUIPPED WITH AN INDEPENDENT FIRE SPRINKLER SYSTEM. THE SYSTEM SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF POCATELLO FIRE CODE.
6. EASEMENTS NOT DEPICTED:
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.

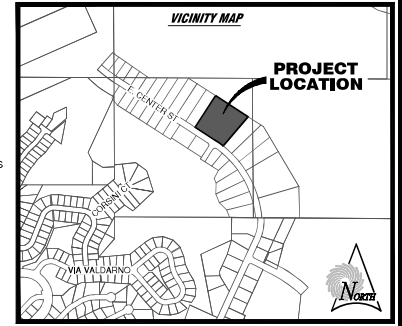
THE RIDGE @ HIGH TERRACE - DIVISION 1A

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



CURVE TABLE

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	980.00' (---)	5°27'01" (---)	93.22' (---)	46.65' (---)	N 54°21'16" W (---)	93.19' (---)
C2	950.00' (860.00')	51°02'21" (51°02'21")	846.26' (846.26')	453.53' (453.53')	N 31°33'36" W (N 31°33'36" W)	818.56' (818.56')
C3	24.50' (24.50')	93°23'13" (93°23'13")	39.93' (39.93')	25.99' (25.99')	S 79°36'50" W (S 79°36'50" W)	35.66' (35.66')
C4	24.50' (24.50')	90°00'00" (90°00'00")	38.48' (38.48')	24.50' (24.50')	N 12°04'46" W (N 12°04'46" W)	34.65' (34.65')



LEGEND

- CENTER 1/4 CORNER AS NOTED
- 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13023"
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 13023"
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 13023", REPLACED WITH 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13023"
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "LS 13023"

- 5 / BLOCK 1** SUBDIVISION LOT/BLOCK NUMBER
- LOT 1 / BLOCK 1** EXISTING SUBDIVISION LOT/BLOCK NUMBER
- (R)** INDICATES A RESTRICTED LOT, SEE NOTES 4 & 5
- SUBDIVISION BOUNDARY LINE
- ORIGINAL LOT LINE
- SUBDIVISION LOT LINE
- STREET CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT SIDELINE
- (P1) RECORD INFORMATION PER SUBDIVISION PLAT (INST. NO. 22601360)

BASIS OF BEARING

THE MERIDIONAL CENTERLINE OF SECTION 19 WAS ASSUMED TO BE N 00°35'15" E BETWEEN THE SOUTH 1/16 CORNER AND THE CENTER 1/4 CORNER PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

COUNTY RECORDER'S CERTIFICATE

THE RIDGE @ HIGH TERRACE - DIVISION 1A

LOCATED IN THE NORTHEAST 1/4 OF 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: June 30, 2026
DRAWING: P:\BBAD Investments, LLC\18472 - Property Line Adjustment\ SURVEY\CAD\Lots 13-15 PLAdwg	
SCALE: 1 INCH = 50 FEET	PROJECT NO: 18472 SHEET 1 OF 2



THE RIDGE @ HIGH TERRACE - DIVISION 1A

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

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 19, BEING MARKED BY A BANNOCK COUNTY BRASS CAP MONUMENT, AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 22402293;
THENCE SOUTH 00°35'15" WEST, ALONG THE MERIDIONAL CENTERLINE OF SECTION 19, A DISTANCE OF 387.21 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 21, BLOCK 1 OF THE RIDGE @ HIGH TERRACE - DIVISION 1 (INST. NO. 22601360);

THENCE NORTH 57°04'46" WEST, LEAVING THE MERIDIONAL CENTERLINE OF SECTION 19 AND FOLLOWING ALONG SAID SOUTHERLY BOUNDARY LINE OF LOT 21, BLOCK 1 OF THE RIDGE @ HIGH TERRACE - DIVISION 1, A DISTANCE OF 41.35 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 40°25'29" WEST, LEAVING THE SOUTHERLY BOUNDARY LINE OF LOT 21, BLOCK 1 AND FOLLOWING ALONG THE COMMON LOT LINE BETWEEN LOTS 15 & 16, BLOCK 1 OF THE RIDGE @ HIGH TERRACE - DIVISION 1, A DISTANCE OF 366.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CENTER STREET, ALSO BEING A POINT OF NON-TANGENCY WITH A 980.00-FOOT-RADIUS CURVE WHOSE CENTER BEARS SOUTH 38°22'19" WEST;

THENCE FOLLOWING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CENTER STREET AND SAID CURVE IN A COUNTER-CLOCKWISE DIRECTION THROUGH A CENTRAL ANGLE OF 05°27'01" FOR AN ARC LENGTH OF 93.22 FEET (THE CHORD OF SAID CURVE BEARS NORTH 54°21'18" WEST A DISTANCE OF 93.19 FEET) TO A POINT OF TANGENCY;

THENCE NORTH 57°04'46" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CENTER STREET, A DISTANCE OF 227.83 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 1 OF THE RIDGE @ HIGH TERRACE - DIVISION 1;

THENCE NORTH 32°55'14" EAST, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CENTER STREET AND FOLLOWING ALONG THE COMMON LOT LINE BETWEEN LOTS 12 & 13, BLOCK 1 OF THE RIDGE @ HIGH TERRACE - DIVISION 1, A DISTANCE OF 356.81 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 21, BLOCK 1 OF THE RIDGE @ HIGH TERRACE - DIVISION 1;

THENCE SOUTH 57°04'46" EAST, FOLLOWING ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 21, BLOCK 1 OF THE RIDGE @ HIGH TERRACE - DIVISION 1, A DISTANCE OF 388.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.85 ACRES, MORE OR LESS.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 22601361 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.

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

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____.

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.

CALVIN ROCK (OWNER OF LOT 15A)

UNDEE ROCK (OWNER OF LOT 15A)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED CALVIN & UNDEE ROCK, KNOWN OR IDENTIFIED TO ME, TO BE THE OWNERS THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID OWNERS AND ACKNOWLEDGED TO ME THAT SUCH OWNERS EXECUTED THE SAME.

NOTARY PUBLIC

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

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. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

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

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)

KONNOR, KENDELL
(CITY CLERK)

SKYLER ALLEN PE NO. 15370
(ENGINEER FOR THE CITY)

BRENT MCLANE
(PLANNING & DEVELOPMENT SERVICES DIRECTOR)

REVIEWING COUNTY 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. _____
REVIEWING COUNTY 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 1A

LOCATED IN THE NORTHEAST 1/4 OF 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: June 30, 2026
DRAWING: P:\BBAD Investments, LLC\18472 - Property Line Adjustment\	
	SURVEY\CAD\Lots 13-15 PLA.dwg
SCALE: 1 INCH = 50 FEET	PROJECT NO: 18472 SHEET 2 OF 2