



**CITY OF POCATELLO, IDAHO
CITY COUNCIL
CLARIFICATION MEETING
JULY 2, 2026**

AGENDA ITEM NO. 1: ROLL CALL

Mayor Mark Dahlquist called the City Council Clarification meeting to order at 5:31 p.m. Council members present were Dakota Bates, Corey Mangum, Brent Nichols, Hayden Paulsen, Stacy Satterfield, and Ann Swanson.

AGENDA ITEM NO. 2: DISCUSSION

Mayor Dahlquist and City Council members discussed items listed on the July 2, 2026 Regular City Council Meeting agenda. Staff members clarified agenda item information for City Council members.

AGENDA ITEM NO. 3: ADJOURN

Mayor Dahlquist adjourned the City Council Clarification Meeting at 5:46 p.m.

APPROVED BY:

MARK DAHLQUIST, MAYOR

ATTESTED BY:

KONNI R. KENDELL, CITY CLERK

PREPARED BY:

AUBRIANA T. RESENDES, DEPUTY CITY CLERK



**CITY OF POCATELLO, IDAHO
CITY COUNCIL
REGULAR CITY COUNCIL MEETING
JULY 2, 2026**

AGENDA ITEM NO. 1: ROLL CALL AND PLEDGE OF ALLEGIANCE

The Regular City Council meeting was called to order at 6:00 p.m. by Mayor Mark Dahlquist. Council members present were Dakota Bates, Corey Mangum, Brent Nichols, Hayden Paulsen, Stacy Satterfield, and Ann Swanson.

Mayor Dahlquist led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: INVOCATION

The invocation was offered by Pastor Merriann Forrest, representing H S Jeshua Ministries.

Mayor Dahlquist welcomed Boy Scouts from Troop No. 363.

AGENDA ITEM NO. 3: CONSENT AGENDA

Council was asked to consider the following business items:

(a) MINUTES

Waive the oral reading of the minutes and approve the minutes from the following meetings: Clarification and Regular City Council meetings of April 16, 2026 and Special City Council meeting of June 22, 2026.

(b) MATERIAL CLAIMS

Approve the Material Claims for the period of June 16-30, 2026 in the amount of \$2,753,917.88.

(c) HISTORIC PRESERVATION COMMISSION ADVISORY BOARD REAPPOINTMENT

Confirm the Mayor's reappointment of Marty Vizcarra to continue serving as a member of the Historic Preservation Commission. Marty's term will begin July 11, 2026 and expire July 11, 2029.

(d) ANIMAL SHELTER ADVISORY BOARD REAPPOINTMENT

Confirm the Mayor's appointment of Ashley Slaughter to serve as a member of the Animal Shelter Advisory Board, replacing Karen Appleby whose term expired. Ashley's term will begin July 3, 2026 and expire July 3, 2028.

(e) PLANNING AND ZONING COMMISSION APPOINTMENT

Confirm the Mayor's appointment of Billy Chaddock to serve as a member of the Planning and Zoning Commission, replacing Benjamin Gomez who resigned. Billy's term will begin July 3, 2026 and expire August 5, 2029.

- (f) CONSTRUCTION BOARD OF APPEALS AND REVIEW APPOINTMENT**
Confirm the Mayor's appointment of Kevin Howell to serve as a member of the Construction Board of Appeals and Review, representing the building and construction trades. Kevin's term will begin July 3, 2026 and expire July 3, 2028.
- (g) COLLECTIVE BARGAINING AGREEMENT MEMORANDUM OF UNDERSTANDING – FIREFIGHTERS LOCAL UNION #187**
Approve the Memorandum of Understanding to amend specific terms in Article 13, Section A, of the Collective Bargaining Agreement, entered into September 19, 2024.
- (h) COUNCIL DECISION – SHORT PLAT APPROVAL FOR JORGENSEN SUBDIVISION**
Adopt the Council's decision approving the short plat for Jorgensen Subdivision which subdivides approximately 0.40 acres of parcel RPCPP040800 into three (3) lots, subject to conditions.

A motion was made by Mr. Mangum, seconded by Mr. Paulsen, to approve the items on the Consent Agenda. Upon roll call, those voting in favor were Mangum, Paulsen, Bates, Nichols, Satterfield, and Swanson.

AGENDA ITEM NO. 4: PROCLAMATIONS

Mayor Dahlquist announced there were no proclamations.

AGENDA ITEM NO. 5: CALENDAR REVIEW

Mayor Dahlquist reminded Council members of the following meetings: July 9 City Council Work Session at 9:00 a.m.; July 16 Clarification meeting at 5:30 p.m. and Regular City Council meeting at 6:00 p.m.; July 20 Special City Council Town Hall meeting at 6:00 p.m.

Mayor Dahlquist announced that City offices will be closed on July 3 in observance of Independence Day, while garbage, compost, and recycling collection will continue as scheduled, and that the Pocatello America250 Celebration and time capsule dedication will be held July 3 at 5:00 p.m. on the east lawn of the Marshall Public Library; Independence Day Parade on July 4 at 9:30 a.m. in Historic Downtown Pocatello followed by community celebration activities and a fireworks display at the Bannock County Event Center and Portneuf Wellness Complex; Southeast Idaho Senior Games July 9–18; Firecracker Frenzy Fun Run on July 11, contact Parks and Recreation for more information ; City Hall Feasibility Study public open house and listening session on July 15 from 4:30 p.m. to 6:00 p.m.; Idaho International Choral Festival July 15–18; Montana Shakespeare in the Park will present Merchant of Venice and Much Ado About Nothing on July 27 and 28 with pre-show activities beginning at 5:00 p.m. and performances at 6:00 p.m.; Municipal Band concerts will continue Sundays from 7:00 p.m. to 8:00 p.m. at Ross Park through August 2; and Mayor Dahlquist reminded residents that the open burn ban in Wildland-Urban Interface areas remains in effect.



AGENDA ITEM NO. 6: ITEMS FROM THE AUDIENCE

Paul Schmidtlein, Pocatello resident, spoke about the importance of the Fourth of July and the relationship between elected officials and the people they represent. He discussed the right of the people to recall elected officials as a check and balance to ensure their voices are heard. He shared examples of elected officials who were voted out after acting contrary to the wishes of their constituents and emphasized that elected officials should respect the outcome of recall elections.

Stephen Adams, Pocatello resident, spoke about his family's connection to the signers of the Declaration of Independence and the U.S. Constitution and expressed appreciation for the City's participation in the America 250 celebration. He asked that nondisclosure agreements not be used for matters before the City and thanked the Mayor and Council for their service. He wished everyone a happy Fourth of July and thanked the City for its efforts to make the celebration special.

AGENDA ITEM NO. 7: PUBLIC HEARING/RESOLUTION – POCATELLO URBAN FOREST PLAN

This time was set aside for the Council to hear comments from the public regarding the Pocatello Urban Forest Plan. Council was asked to adopt by resolution the proposed document, subject to applicable changes outlined in Planning and Development's memo, as an official City plan.

Mayor Dahlquist opened the public hearing.

Jim Anglesey, Long Range Planner, presented the Pocatello Urban Forest Plan for consideration of adoption by resolution. He explained that the plan provides a long-term framework for proactive tree maintenance, improved coordination among City departments, and partnerships with the community to preserve and improve the City's urban forest. He noted that the plan aligns with the Comprehensive Plan and that all state and local public hearing requirements had been met. Mr. Anglesey also reviewed language changes recommended by staff following Legal Department review. In response to questions from Council, Mr. Anglesey stated that many of the public comments received were already incorporated into the plan, while others would be considered during implementation. He noted that comments regarding specific tree types, planting locations, and tree use were more applicable to the tree guide than the Urban Forest Plan.

Mayor Dahlquist announced no further written comments had been received.

There being no public comments, Mayor Dahlquist closed the public hearing.

A motion was made by Mr. Paulsen, seconded by Mr. Mangum, to adopt by resolution (2026-19) the proposed Pocatello Urban Forest Plan, subject to applicable changes outlined in Planning and Development's memo, as an official City plan. Upon roll call, those voting in favor were Paulsen, Bates, Nichols, Satterfield, and Swanson.



AGENDA ITEM NO. 8: PUBLIC HEARING/RESOLUTION – POCATELLO HOUSING PLAN

This time was set aside for the Council to hear comments from the public regarding the Pocatello Housing Plan. Council was asked to adopt by resolution the proposed document as an official City plan.

Mayor Dahlquist opened the public hearing.

Jim Anglesey, Long Range Planner, presented the Pocatello Housing Plan for consideration of adoption by resolution. He highlighted the community's housing affordability challenges and the need for greater housing diversity, noting that housing construction has not kept pace with household growth and that current housing options do not fully reflect changing demographics. He reviewed strategies to increase housing supply and affordability, including middle housing, accessory dwelling units, infill development, preservation of existing affordable housing, and support for first-time home buyers. He stated that the public hearing requirements had been met and that written comments received by staff were provided to Council. In response to questions from Council, Mr. Anglesey explained that the strategies in the Housing Plan are intended as a toolbox rather than prioritized recommendations and that some, such as accessory dwelling units and smaller homes, could be implemented immediately. He highlighted the pre-approved housing plan strategy, which would provide a selection of pre-approved home designs that could streamline permitting and encourage housing that complements existing neighborhoods. Regarding ordinance changes, Mr. Anglesey stated that many recommendations focus on streamlining processes and that future State directives may incentivize smaller unit and lot sizes. He noted that the City had been waiting to make those changes until the Housing Plan was established so they could be addressed with the Title 17 rewrite. In response to a question about absentee landlords, he noted that the plan recommends exploring a rental registry. Mr. Anglesey stated that housing plans typically have a 10-year lifespan with minor updates throughout.

Mayor Dahlquist noted that staff would bring proposed changes to Title 17, which includes the City's housing-related code, at a future Council Work Session. He stated that the timing aligned well with the Housing Plan.

Council thanked Mr. Anglesey and everyone involved in developing the plan, stating that it was a great document.

Mayor Dahlquist announced no further written comments had been received.

There being no public comments, Mayor Dahlquist closed the public hearing.

A motion was made by Mr. Paulsen, seconded by Mr. Mangum, to adopt by resolution (2026-20) the Pocatello Housing Plan as an official City plan. Upon roll call, those voting in favor were Paulsen, Mangum, Bates, Nichols, Satterfield, and Swanson.



AGENDA ITEM NO. 9: RESOLUTION – ESTABLISHING AMERICA250 TIME CAPSULE AS A LEGACY PROJECT

Council was asked to adopt a resolution establishing the City of Pocatello America250 Time Capsule as a legacy project to commemorate the 250th anniversary of the United States of America.

A motion was made by Mr. Mangum, seconded by Ms. Satterfield, to adopt a resolution (2026-21) establishing the City of Pocatello America250 Time Capsule as a legacy project to commemorate the 250th anniversary of the United States of America.

Mayor Dahlquist thanked the America250 Ad Hoc Committee, chaired by former Councilman Rick Cheatum, for its work on the time capsule. He noted that more items were submitted than could fit in the capsule and thanked Partner Steel who assembled and donated it. Mayor Dahlquist shared that Mr. Cheatum was unable to attend due to being called out of town and encouraged the community to attend the time capsule dedication and festivities on July 3. He also noted that the resolution requires the time capsule resolution to come before Council every five (5) years for renewal to ensure it remains a recurring consideration until it is opened in 2076.

Mr. Mangum's motion was voted upon at this time. Upon roll call, those voting in favor were Mangum, Satterfield, Bates, Nichols, Paulsen, and Swanson.

AGENDA ITEM NO. 10: BID ACCEPTANCE AND AWARD FOR WELL #17 PROJECT – STARR CORPORATION

Council was asked to accept the recommendations of staff and award the bid for the Well #17 Project to the lowest responsive bidder, Starr Corporation, in the amount of \$1,315,000.00 and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Funding for this project was established in the Water Department Fiscal Year 2026 budget.

Justin Armstrong, Water Superintendent, explained that the project would rehabilitate a well previously used in the 1960s for irrigation at Highland Golf Course, reducing demand on the culinary water system.

A motion was made by Mr. Nichols, seconded by Ms. Swanson, to award the bid for the Well #17 Project to the lowest responsive bidder, Starr Corporation, in the amount of \$1,315,000.00 and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Upon roll call, those voting in favor were Nichols, Swanson, Bates, Mangum, Paulsen, and Satterfield.

AGENDA ITEM NO. 11: PROFESSIONAL SERVICES AGREEMENT TASK ORDER #5A, AMENDMENT #1, FOR SERVICES DURING CONSTRUCTION – WELL #17 – KELLER ASSOCIATES

Council was asked to consider recommendations from staff and approve Task Order #5A, Amendment #1, under the existing On-Call Engineering Services Agreement for Services During Construction for Well #17 to Highland Golf Course Project in the amount



of \$91,030.00, and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review.

A motion was made by Ms. Swanson, seconded by Ms. Satterfield, to approve Task Order #5A, Amendment #1, under the existing On-Call Engineering Services Agreement for Services During Construction for Well #17 to Highland Golf Course Project in the amount of \$91,030.00, and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Upon roll call, those voting in favor were Swanson, Satterfield, Bates, Mangum, Nichols, and Paulsen.

**AGENDA ITEM NO. 12: TRANSPORTATION SERVICES CONTRACT –
POCATELLO REGIONAL TRANSIT**

Council was asked to approve the Transportation Services Contract with Eastern Idaho Community Action Partnership effective July 1, 2026 through June 30, 2030 for Pocatello Regional Transit's senior citizen public transportation program and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review.

In response to questions from Council, Skyler Beebe, Director of Pocatello Regional Transit, explained that the program provides door-to-door transportation for seniors age 60 and older. He stated that rides can be scheduled one (1) business day in advance, with a "will call" option available for medical appointments. Mr. Beebe noted that the service was previously provided through a contract with Southeast Idaho Council of Governments (SICOG) and the change in funding source would not affect riders. The four-year contract would be funded annually based on ridership, up to \$57,500 per year.

A motion was made by Mr. Mangum, seconded by Mr. Paulsen, to approve the Transportation Services Contract with Eastern Idaho Community Action Partnership effective July 1, 2026 through June 30, 2030 for Pocatello Regional Transit's senior citizen public transportation program and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Upon roll call, those voting in favor were Mangum, Paulsen, Bates, Nichols, Satterfield, and Swanson.

**AGENDA ITEM NO. 13: ENVIRONMENTAL HAZARD ABATEMENT AND
INTERIOR DEMOLITION CONTRACT APPROVAL – 429
WASHINGTON AVENUE**

Council was asked to approve a contract with Safetech Inc. in the total amount of \$89,500.00 for the environmental hazard abatement and interior demolition at 429 Washington Avenue, and authorize the Mayor's signature on all pertinent documents, including any change order requests up to ten percent (10%) of total project costs, subject to Legal Department review.

A motion was made by Mr. Mangum, seconded by Mr. Paulsen, to approve a contract with Safetech Inc. in the total amount of \$89,500.00 for the environmental hazard abatement and interior demolition at 429 Washington Avenue, and authorize the Mayor's signature on all pertinent documents, including any change order requests up to ten percent (10%) of total project costs, subject to Legal Department review. Upon roll call, those voting in favor were Mangum, Paulsen, Bates, Nichols, Satterfield, and Swanson.



AGENDA ITEM NO. 14: BID/CONTRACT – 2026 SANITARY SEWER MANHOLE REHABILITATION PROJECT

Council was asked to consider the recommendations of staff and declare sole source procurement and accept the bid received on June 1, 2026, from Advanced Lining, LLC for the total bid amount of \$108,275.13 for the 2026 Sanitary Sewer Manhole Rehabilitation Project, and authorize the Mayor's signature on all applicable documents, including change orders up to five percent (5%) of the project total, subject to Legal Department review.

A motion was made by Mr. Nichols, seconded by Ms. Swanson, to declare sole source procurement and accept the bid received on June 1, 2026, from Advanced Lining, LLC for the total bid amount of \$108,275.13 for the 2026 Sanitary Sewer Manhole Rehabilitation Project, and authorize the Mayor's signature on all applicable documents, including change orders up to five percent (5%) of the project total, subject to Legal Department review.

In response to questions from Council, Levi Adams, Water Pollution Control Superintendent, explained that the project is part of the City's annual maintenance program and involves lining manholes identified throughout the year. He noted that the process can extend the life of the structures by 10 to 20 years and is significantly more cost-effective than replacing them.

Council commended Mr. Adams and his team for implementing innovative, cost-saving strategies.

Mr. Nichols' motion was voted upon at this time. Upon roll call, those voting in favor were Nichols, Swanson, Bates, Mangum, Paulsen, and Satterfield.

AGENDA ITEM NO. 15: ORDINANCES

Council was asked to consider the following ordinances:

- (a) AMENDING THE ZONING DESIGNATION OF 6100 SOUTH 5TH AVENUE**
An ordinance to amend by contract the zoning designation of 6100 South 5th Avenue from Residential Commercial Professional (RCP) to Light Industrial (LI).

A motion was made by Mr. Paulsen, seconded by Mr. Mangum, that the ordinance, Agenda Item No. 15(a) be read only by title and placed on final passage for publication, and that only the ordinance summary sheet be submitted for publication. Upon roll call, those voting in favor were Paulsen, Mangum, Bates, Nichols, Satterfield, and Swanson.

Jared Johnson, City Attorney, read the ordinance by title.

Mayor Dahlquist declared the final reading of the ordinance to amend by contract the zoning designation of 6100 South 5th Avenue from Residential Commercial Professional (RCP) to Light Industrial (LI). Mayor Dahlquist asked, "Shall the ordinance pass?" Upon roll call, those voting in favor were Bates, Mangum, Nichols, Paulsen, Satterfield, and



Swanson. Mayor Dahlquist declared the ordinance and summary sheet passed, that it be numbered 3181 and be submitted to the Idaho State Journal for publication.

(b) ANNEXING LAND ACROSS FROM CENTURY HIGH SCHOOL ON SOUTH 5TH AVENUE

An ordinance annexing approximately 19.19 acres of land, generally located across from Century High School on South 5th Avenue, to extend the Pocatello city limits. The subject property will be zoned Commercial General (CG).

A motion was made by Mr. Mangum, seconded by Ms. Satterfield, that the ordinance, Agenda Item No.15(b) be read only by title and placed on final passage for publication, and that only the ordinance summary sheet be submitted for publication. Upon roll call, those voting in favor were Mangum, Satterfield, Bates, Nichols, Paulsen, and Swanson.

Jared Johnson, City Attorney, read the ordinance by title.

Mayor Dahlquist declared the final reading of the ordinance annexing approximately 19.19 acres of land, generally located across from Century High School on South 5th Avenue, to extend the Pocatello city limits and that the subject property will be zoned Commercial General (CG). Mayor Dahlquist asked, "Shall the ordinance pass?" Upon roll call, those voting in favor were Bates, Mangum, Nichols, Satterfield, and Swanson. Paulsen voted in opposition. Mayor Dahlquist declared the ordinance and summary sheet passed, that it be numbered 3182 and be submitted to the Idaho State Journal for publication.

AGENDA ITEM NO. 23: ADJOURN

There being no further business, Mayor Dahlquist adjourned the meeting at 6:51 p.m.

APPROVED BY:

MARK DAHLQUIST, MAYOR

ATTESTED BY:

KONNI R. KENDELL, CITY CLERK



REGULAR CITY COUNCIL MEETING
JULY 2, 2026

9

PREPARED BY:

AUBRIANA T. RESENDES, DEPUTY CITY CLERK





**CITY OF POCATELLO, IDAHO
CITY COUNCIL
CITY COUNCIL SPECIAL MEETING
AUGUST 20, 2026**

A Special Meeting of the City Council was called to order by Mayor Mark Dahlquist at 4:31 p.m. in the Paradise Conference Room at City Hall. Council members in attendance were Corey Mangum, Hayden Paulsen, Stacy Satterfield and Ann Swanson. Council member Dakota Bates arrived at 4:33 p.m. Council member Brent Nichols was excused.

A motion was made by Mr. Paulsen, seconded by Mr. Mangum, to convene into Executive Session as outlined in Idaho Code 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement. Upon roll call, those voting in favor were Paulsen, Mangum, Satterfield, Swanson and Bates.

In addition to the Mayor and Council members, the following individuals were also in attendance: Jared Johnson, City Attorney; Rich Morgan, CFO; Andrea Henderson, Risk Manager, Sam Angell, Justin Walter and Konni Kendell, City Clerk.

Council members discussed topics within the parameters of the above statutes.

Mr. Angell and Mr. Walter were excused at 4:53 p.m.

There being no further business, Mayor Dahlquist adjourned the meeting at 5:17 p.m.

APPROVED:

MARK DAHLQUIST, MAYOR

ATTEST AND PREPARED BY:

KONNI R. KENDELL, CITY CLERK

**CITY COUNCIL DECISION
SHORT PLAT APPROVAL
TRAILSIDE SUBDIVISION**

City of Pocatello, as Owner, and NeighborWorks Pocatello, as Applicant, submitted a short plat application to subdivide approximately 19.06 acres of parcel RPCPP053702 into three (3) lots, generally located near Foothill Boulevard and Gathe Drive. The property is located within a Residential Medium Density Multi-Family (RMM) zoning district and is more particularly described on the attached Exhibit “A”.

This matter came before City Council at its regularly scheduled meeting August 20, 2026, whereat the City Council approved the plat for Trailside Subdivision and authorized City staff to sign the plat, subject to the following conditions:

1. All conditions on the Short Plat Subdivision Application Staff Report attached hereto as Exhibit “B”, and incorporated herein, shall be met.
2. The plat shall be prepared in accordance with all State and local laws and ordinances and is subject to review by the City Surveyor.
3. All other standards and conditions of Municipal Code not herein stated but applicable to 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 ____ day of _____, 2026.

Approved as to form and content

CITY OF POCATELLO, a municipal
corporation of Idaho

JARED JOHNSON, City Attorney

MARK DAHLQUIST, Mayor

ATTEST:

KONNI KENDELL, City Clerk

STATE OF IDAHO)
)
) ss:
County of Bannock)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public for the State, personally appeared Mark Dahlquist and Konni 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)

NOTARY PUBLIC FOR IDAHO

Residing in: _____

My commission expires: _____

EXHIBIT A

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 ½"¢ 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 ½"¢ 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 ½"¢ 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.

**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

**CITY COUNCIL DECISION
SHORT PLAT APPROVAL
THE RIDGES @ HIGH TERRACE 1A SUBDIVISION**

Bill Isley and Calvin Rock, as Applicants and Owners, and represented by Logun Mitchell of Sunrise Engineering, LLC, submitted a short plat application to subdivide approximately 2.84 acres of parcels RPRTR001300, RPRTR001402, and RPRTR001501 into two (2) lots, generally located at 2227 East Center Street. The property is located within a Residential Low Density (RL) zoning district and is more particularly described on the attached Exhibit “A”.

This matter came before City Council at its regularly scheduled meeting August 20, 2026, whereat the City Council approved the plat for The Ridges @ High Terrace 1A Subdivision and authorized City staff to sign the plat, subject to the following conditions:

1. All conditions on the Short Plat Subdivision Application Staff Report attached hereto as Exhibit “B”, and incorporated herein, shall be met.
2. The plat shall be prepared in accordance with all State and local laws and ordinances and is subject to review by the City Surveyor.
3. All other standards and conditions of Municipal Code not herein stated but applicable to 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 ____ day of _____, 2026.

Approved as to form and content

CITY OF POCA TELLO, a municipal
corporation of Idaho

JARED JOHNSON, City Attorney

MARK DAHLQUIST, Mayor

ATTEST:

KONNI KENDELL, City Clerk

STATE OF IDAHO)
)
) ss:
County of Bannock)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public for the State, personally appeared Mark Dahlquist and Konni 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)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXHIBIT A

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°25'28" 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°22'15" 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°21'16" 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 358.81 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 368.75 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.85 ACRES, MORE OR LESS.

**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), RPRPRTR001501 (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

**CITY COUNCIL DECISION
SHORT PLAT APPROVAL
SYRINGA COURTS SUBDIVISION**

Syringa Networks, LLC, as Owner, and A&E Engineering and Surveying, as Applicant, submitted a short plat application to replat approximately 0.60 acres of Lots 4-8 and the north 24-feet of Lot 9 Block 453 of The Pocatello Townsite into two (2) lots, generally located at 233 North Main Street. The property is located within a Central Commercial (CC) zoning district and is more particularly described on the attached Exhibit “A”.

This matter came before City Council at its regularly scheduled meeting August 20, 2026, whereat the City Council approved the plat for Syringa Courts Subdivision and authorized City staff to sign the plat, subject to the following conditions:

1. All conditions on the Short Plat Subdivision Application Staff Report attached hereto as Exhibit “B”, and incorporated herein, shall be met.
2. The plat shall be prepared in accordance with all State and local laws and ordinances and is subject to review by the City Surveyor.
3. All other standards and conditions of Municipal Code not herein stated but applicable to 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 ____ day of _____, 2026.

Approved as to form and content

CITY OF POCA TELLO, a municipal
corporation of Idaho

JARED JOHNSON, City Attorney

MARK DAHLQUIST, Mayor

ATTEST:

KONNI KENDELL, City Clerk

STATE OF IDAHO)
)
) ss:
County of Bannock)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public for the State, personally appeared Mark Dahlquist and Konni 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)

NOTARY PUBLIC FOR IDAHO

Residing in: _____

My commission expires: _____

EXHIBIT A

ALL OF LOTS 4, 5, 6, 7, AND 8, AND THE NORTH 24 FEET OF LOT 9 IN BLOCK 453 OF THE POCA TELLO TOWNSITE, BANNOCK COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT OF SURVEY LANDS BY THE SURVEYOR GENERAL.

CONTAINING 0.60 ACRES, MORE OR LESS.

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

FILE: SP26-013

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

SUMMARY & CONDITIONS:

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

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

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

RIGHT-OF-WAY IMPROVEMENTS: The City of Pocatello Public Works Department provided comments which have already been incorporated into the plat. Construction drawings were not required as part of the application. Utility connections will be inspected in conjunction with a development permit. Those connections will be approved prior to any certificate of occupancy being issued. Utility notices were sent via email on August 5, 2026. Below are comments received:

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

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

City Review: All City Departments have approved the Short Plat

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

ATTACHMENTS:

- A. Proposed Short Plat
- B. Photo of Syringa Equipment (proposed Lot 2)

**CITY COUNCIL DECISION
FINAL PLAT APPROVAL
THE CROSSINGS TOWNHOMES**

Troy Allan Builders, Inc. and K Holdings, Inc., as Applicants and represented by Tyson Allen, submitted a request to subdivide approximately 4.6 acres of land, more particularly described on the attached Exhibit “A”, into sixty-four (64) zero lot-line townhouses and three (3) private drives, which are located within a Residential Commercial Professional (RCP) zoning district.

This matter came before City Council at its regularly scheduled meeting on August 20, 2026, whereat the City Council approved the plat for The Crossings Townhomes and authorized City staff to sign the plat, subject to the following conditions:

1. All other standards and conditions of Municipal Code not herein stated but applicable to the subdivision 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 ____ day of _____, 2026.

Approved as to form and content

CITY OF POCA TELLO, a municipal
corporation of Idaho

JARED JOHNSON, City Attorney

MARK DAHLQUIST, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

STATE OF IDAHO)
)
County of Bannock)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public 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)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXHIBIT A

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.

CONTAINING 4.6 ACRES, MORE OR LESS.

**CITY COUNCIL DECISION
FINAL PLAT APPROVAL
CREEKSIDE COVE SUBDIVISION**

Jonathan Hunt, as Applicant and represented by Gardner Francis, submitted a request to subdivide approximately 3.38 acres of land, more particularly described on the attached Exhibit “A”, into eleven (11) zero lot-line townhouses, which are located within a Residential High Density (RH) zoning district.

This matter came before City Council at its regularly scheduled meeting on August 20, 2026, whereat the City Council approved the plat for the Creekside Cove Subdivision and authorized City staff to sign the plat, subject to the following conditions:

1. All other standards and conditions of Municipal Code not herein stated but applicable to the subdivision 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 ____ day of _____, 2026.

Approved as to form and content

CITY OF POCA TELLO, a municipal
corporation of Idaho

JARED JOHNSON, City Attorney

MARK DAHLQUIST, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

STATE OF IDAHO)
)
County of Bannock)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public 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)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXHIBIT A

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.

COMPRISING 3.38 ACRES, MORE OR LESS.

**CITY COUNCIL DECISION
FINAL PLAT APPROVAL
THE RIDGES @ HIGH TERRACE DIVISION 2**

Tr@ht, LLC, as Applicant and represented by Sunrise Engineering, LLC, submitted a request to subdivide approximately 9.12 acres of land, more particularly described on the attached Exhibit “A”, into twelve (12) residential lots and two (2) common lots, which are located within a Residential Low Density (RL) zoning district.

This matter came before City Council at its regularly scheduled meeting on August 20, 2026, whereat the City Council approved the plat for The Ridges @ High Terrace Division 2 and authorized City staff to sign the plat, subject to the following conditions:

1. All other standards and conditions of Municipal Code not herein stated but applicable to the subdivision 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 ____ day of _____, 2026.

Approved as to form and content

CITY OF POCA TELLO, a municipal
corporation of Idaho

JARED JOHNSON, City Attorney

MARK DAHLQUIST, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

STATE OF IDAHO)
)
County of Bannock)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public 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)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXHIBIT A

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 90.00 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.