

Agenda Item #9

**SHORT PLAT SUBDIVISION APPLICATION
MEETING SEPTEMBER 3, 2026
STAFF REPORT**

SUBDIVISION: Stenersen Acres Short Plat
FILE: SP26-011
APPLICANT: Jose Nava
PROPERTY OWNER: Brent Stenersen
REQUEST: Short Plat Subdivision Application
GENERAL LOCATION: End of Lott Road
ZONING: Residential Medium Density Single Family (RMS)
LOTS/UNITS: Two (2) Lots (1.03 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. Construction drawings for any utility connections shall be submitted with a building or development permit. Those connections will be approved prior to any building permit being issued;
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: Jose Nava (555 N. Hayes Ave.), on behalf of Brent Stenersen (property owner), has submitted a short plat application requesting to subdivide 1.03 acres (more or less) of parcels RPRPCPP031108 and RPRPCPP031105 into two (2) lots, with a 10' wide private public utility easement along the frontage, a 10' wide existing sewer and waterline easement along the west edge of the parcel, and a 20' wide shared access easement. The property is located at the end of Lott Road.

DENSITY & LOT DESIGN: The subject property is zoned Residential Medium Density Single Family (RMS). The proposal calls for subdividing the parcel to allow for better utilizing the existing lots for residential development. Minimum lot sizes for the RMS zone are 5,000 sq ft for a single-family dwelling and each lot is approximately a half acre.

RIGHT-OF-WAY IMPROVEMENTS: The City of Pocatello Public Works Department provided following comments which have already been incorporated into the plat.

Construction drawings for any utility connections will be submitted with a building or development permit. Those connections will be approved prior to any building permit being issued. Utility notices were sent on July 17, 2026.

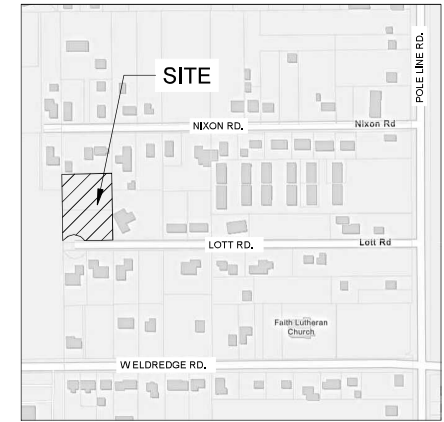
PRIVATE COVENANTS, RESTRICTIONS & CONDITIONS: Recorded Owner's Covenants, Conditions and Restrictions (CC &R's) for the subdivision, if any, must be submitted after the recording of the short plat.

ATTACHMENTS:

- A. Proposed Short Plat
- B. Aerial Views

ATTACHMENT A
SHORT PLAT

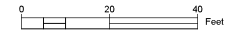
LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 15, T. 6 S., R. 34 E., B.M., BANNOCK COUNTY, IDAHO



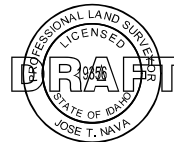
VICINITY MAP
(NOT TO SCALE)

BASIS OF BEARING
GRID BEARING BASED ON THE CENTRAL
MERIDIAN OF THE EAST ZONE OF THE IDAHO
STATE PLANE COORDINATE SYSTEM
(NAD83/2011)(EPOCH 2010)(GEOID12B)
(COMBINED SCALE FACTOR: 1.0002568804)

ALL DISTANCES ARE IN US SURVEY FEET



 POWER POLE



- DEED INST, NOS, 455850, 176887, 229397, 235947, 296134, 92007774, 20307854, 21306121, 2212318, 22014484, 22106813, 22125781, 22218403, 22504728, 22506982, 22081851, NOS, 733310, 93018240, 94002088, 20020101, 20712504, 21513007, 22407478, 22504700, 22504700
- CP&F INST, NOS, 756989, 759700, 759701, 759702, 20914425, 21117084, 21117085,
- SW1/4 SEC. 15, T. 6 S., R. 34 E.B.M. BANNOCK COUNTY PARCEL TAX MAP

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	51°49'04"	N 64°06'55" W	8.96'	20.50'	18.54'	17.91'
C2	122°21'37"	S 80°36'48" W	81.78'	45.00'	96.10'	78.85'
C3	10°19'08"	N 84°51'53" W	1.85'	20.50'	3.69'	3.69'
C4	41°29'55"	N 58°57'21" W	7.77'	20.50'	14.85'	14.53'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 89°58'33" W	2.73'
L2	N 0°24'58" W	5.00'

GVE DRAFTING AND LAND SURVEYING
555 N. HAYES AVE.
POCATELLO ID. 83201
208-317-6189 CELL

STENERSEN ACRES
LOCATED IN PART OF
THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4
OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 34 EAST
OF THE BOISE MERIDIAN,
BANNOCK COUNTY IDAHO

DRAWN BY:	JTN
PROJECT NO:	26-019
DATE:	08/05/2026
SHEET:	

STENERSEN ACRES
LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 15, T. 6 S., R. 34 E., B.M., BANNOCK COUNTY, IDAHO

RECORDER'S CERTIFICATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 34 EAST BOISE MERIDIAN, BANNOCK COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION, SAID POINT BEING MARKED BY A 2" DIA. ALUMINUM CAP MONUMENT AND FILED UNDER CORNER PERPETUATION AND FILING RECORD INST. NO. 2091425 OF THE RECORDS OF BANNOCK COUNTY; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SOUTH 00°34'00" EAST, A DISTANCE OF 592.16 FEET MORE OR LESS TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN DEED INST. NO. 22506982 AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID DEED PARCEL, NORTH 89°58'33" EAST, A DISTANCE OF 186.70 FEET MORE OR LESS TO THE EASTERLY BOUNDARY OF SAID DEED PARCEL; THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY BOUNDARY, SOUTH 00°24'58" EAST, A DISTANCE OF 250.01 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY OF LOTT RD, AS DESCRIBED IN DEED INST. NO. 9200774; THENCE LEAVING SAID EASTERLY BOUNDARY AND ALONG SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 89°58'33" WEST, A DISTANCE OF 89.35 FEET TO A POINT OF TANGENCY OF A 20.50-FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST;
2. THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°49'04", AND AN ARC DISTANCE OF 18.54 FEET (CHORD BEARING OF NORTH 64°06'55" WEST, CHORD LENGTH OF 17.91 FEET) TO A POINT OF REVERSE CURVE HAVING A 45.00-FOOT RADIUS CURVE, CONCAVE TO THE SOUTH;
3. THENCE, NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 122°21'37", AND AN ARC DISTANCE OF 78.85 FEET (CHORD BEARING OF SOUTH 80°36'48" WEST, CHORD LENGTH OF 78.85 FEET) TO A NON-TANGENT LINE;
4. THENCE SOUTH 89°58'33" WEST, A DISTANCE OF 2.73 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15;

THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID WEST LINE, NORTH 00°34'00" WEST, A DISTANCE OF 255.01 FEET TO THE TRUE POINT OF BEGINNING;

SUBDIVISION COMPRISING 1.03 ACRES MORE OR LESS

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION, HAVE 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 AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY, THE EASEMENTS SHOWN ARE NOT, DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS, IS HEREBY PERPETUALLY RESERVED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES AND DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT. NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, I AS THE THE OWNER DO HEREUNTO SET MY HAND,

BRENT STENERSEN

IRRIGATION WATER RIGHTS STATEMENT

NOTICE IS HEREBY GIVEN THAT LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN THE NIXON ACRES WATER USERS ASSOCIATION, THEREFORE IT IS SUBJECT TO AN OPERATIONS & MAINTENANCE ASSESSMENT AND IS ELIGIBLE TO RECEIVE WATER FROM THE BUREAU OF INDIAN AFFAIRS, FORT HALL IRRIGATION PROJECT; A SUITABLE SURFACE WATER DELIVERY SYSTEM HAS NOT BEEN PROVIDED FOR ALL LOTS ALTHOUGH A 10-FOOT-WIDE IRRIGATION AND DRAINAGE EASEMENT IS BEING DELINEATED ADJOINING THE NORTH BOUNDARY OF THIS SUBDIVISION.

CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

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 REMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____
HEALTH DISTRICT SIGNATURE: _____

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR 2026, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BRENT STENERSEN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC _____

RESIDING IN _____ COUNTY, STATE OF IDAHO,

MY COMMISSION EXPIRES ____ DAY OF _____, 2026

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BANNOCK, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PROJECT ARE CURRENT.

THROUGH _____
BANNOCK COUNTY TREASURER _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, AN EXAMINING SURVEYOR IN AND FOR BANNOCK COUNTY 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 _____, 2026

MATTHEW S. BAKER (PLS NO, 13023)

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS IS HEREBY APPROVED AND THE DEDICATIONS ARE HEREBY ACCEPTED BY THE CITY OF POCATELLO THIS THIS ____ DAY OF _____, 2026

MARK DAHLQUIST, MAYOR _____ KONNI KENDELL, CITY-CLERK _____
SKYLER ALLEN (PE NO, 15370), ENGINEER FOR THE CITY _____ BRENT MCLANE, DIRECTOR PLANNING & DEVELOPMENT SERVICES _____

SURVEY NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PARCEL OF LAND AS DESCRIBED IN DEED INST. NO. 22506982 INTO TWO RESIDENTIAL PARCELS FOR FUTURE DEVELOPMENT.

2. THE BOUNDARY OF THE HEREON SUBDIVISION WAS DETERMINED FROM FOUND MONUMENTS IN ACCORDANCE WITH RECORD OF SURVEY INST. NO. 22504770 AND RECORD INFORMATION FROM RIGHT OF WAY DEED INST. NO. 9200774. SEE THE AFOREMENTIONED SURVEY FOR ADDITIONAL BOUNDARY INFORMATION.

3. A 10-FOOT WIDE EASEMENT IS BEING DELINEATED ADJOINING THE NORTH BOUNDARY OF THE SUBDIVISION FOR DRAINAGE AND IRRIGATION. CURRENT IRRIGATION AND DRAINAGE LINES RUN FROM NIXON ROAD AND THE NORTH ADJOINING LANDS.

4. A 10-FOOT WIDE PUBLIC UTILITY EASEMENT SHALL RUN ALONG THE FRONTAGE OF LOTT ROAD.

5. A 20-FOOT WIDE SHARED ACCESS EASEMENT SHALL BE CENTERED ON THE COMMON LOT LINE AND EXTEND 30 FEET AS SHOWN.

6. EASEMENTS NOT DEPICTED: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS SHALL BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.

CITY SURVEYOR'S CERTIFICATE

I, GERALD V. EVANS, A SURVEYOR IN AND FOR THE CITY OF POCATELLO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE FOUND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO. I APPROVE THE SAME FOR FILING THIS ____ DAY OF _____, 20

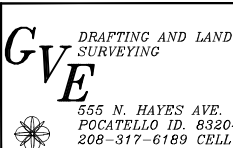
GERALD V. EVANS (PLS NO, 10342)
POCATELLO CITY SURVEYOR

SURVEYOR'S CERTIFICATE

I, JOSE T. NAVA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATION APPEARS WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UPON THE GROUND, THAT THE MONUMENTS SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO TOGETHER WITH ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.



JOSE T. NAVA PLS-19356 _____ DATE _____



STENERSEN ACRES
LOCATED IN PART OF
THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4
OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 34 EAST
OF THE BOISE MERIDIAN,
BANNOCK COUNTY IDAHO

DRAWN BY: JTN
PROJECT NO: 26-019
DATE: 08/05/2026
SHEET: 2 of 2

ATTACHMENT B
AERIAL

ArcGIS Web Map



8/25/2026, 3:36:44 PM

- City Limits
- City Addresses
- Roads
- Local
- Parcels
- PocatelloInkom
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

