Wednesday, May 22, 2019
City Council Chambers, Municipal Building
911 N. Seventh Avenue
6:30 p.m.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

PLANNING & ZONING COMMISSION (P&Z)

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z Commission are recorded for record retention and transcription.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony may be restricted to no more than 3 minutes per person.

AGENDA ITEM 1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.
Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

AGENDA ITEM 2: APPROVAL OF MINUTES
The Commission may wish to approve the minutes from the clarification and regular meetings on May 8, 2019. (ACTION ITEM)

AGENDA ITEM 3: PRELIMINARY PLAT – RIVERSIDE GREENS SUBDIVISION 4TH ADDITION
David Bickley of Rocky Mountain Investing, LLC, represented by Rocky Mountain Engineering and Surveying, has submitted a preliminary plat to subdivide 4.49 acres (more or less) into 10 lots. The property is located east of Bannock Highway and south of Lundberg Lane. (ACTION ITEM)

AGENDA ITEM 4: PRELIMINARY PLAT – WESTERN SKIES
Brandon Ratliff, represented by RMES, has submitted a preliminary plat to subdivide 16.84 acres (more or less) into 44 lots. The property is located east of Dolostone Drive and north of Eastpointe Drive. (ACTION ITEM)
Chair Ryan Satterfield called the clarification meeting to order at 6:00 PM.

AGENDA ITEM #1: ROLL CALL

Present: Jared Bernt, Jack Moore, Sara O’Connor, Dorothy Ricks, and Ryan Satterfield.
Unexcused: Julia Sanders.
Staff: Carl Anderson, Merril Quayle and Terri Neu

AGENDA ITEM #2: DISCUSSION TO CLARIFY ITEMS ON THE MAY 8, 2019, PLANNING AND ZONING COMMISSION MEETING AGENDA

The Commission and staff discussed the agenda items.

AGENDA ITEM #3: ADJOURN

With no further discussion, Chair Satterfield adjourned the clarification meeting at 6:25 P.M.

Submitted by ___________________________ Approved on ___________________________
Terri Neu, Assistant Planner
The meeting began at 6:30 PM.

AGENDA ITEM #1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.
Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if a site visit was done, location(s) of the visit, and what was seen.

Bernt made a site visit and had nothing else to report nothing else. Moore made a site visit and had nothing else to report. O’Connor had nothing to report. Ricks made a site visit and had nothing else to report. Satterfield had nothing to report.

Present: Jared Bernt, Jack Moore, Sara O’Connor, Dorothy Ricks, and Ryan Satterfield.
Unexcused: Julia Sanders
Staff: Carl Anderson, Merrill Quayle and Terri Neu

AGENDA ITEM #2: APPROVAL OF MINUTES
The Commission may wish to approve the minutes from the clarification and regular meetings on February 27, 2019 and the work session on April 10, 2019.

A motion was made by Moore, seconded by O’Connor, to approve the minutes for the clarification and regular meetings on February 27, 2019 and the work session on April 10, 2019. Those voting in favor were Bernt, Moore, O’Connor, Ricks and Satterfield. Motion carried.

AGENDA ITEM 3: PUBLIC HEARING – ANNEXATION
This time has been set aside for the Commission to hear comments from the public regarding a request by McCormick Ranch, LLC, represented by RMES, to annex and zone 115.32 acres (more or less) of land located south of Neva Road and southwest of Gathe Drive. The requested zoning is Residential Low Density. The land is included in the Area of City Impact.

Chair Satterfield opened up the public hearing at 6:33 PM.

Mitch Greer, RMES, 600 E. Oak Street, gave an overview of the property owned by McCormick Ranch, LLC. This development will allow for better circulation through the area. The applicant is looking for a cohesive way to develop the area and tie into the road the Catholic Church put in off Gathe Drive. They are looking for approval to annex rather than develop it in the County. A drainage/gully runs through the property and they realize that utilities and roads cannot cross the drainage/gully. It won’t be economical for the City to maintain services across that drainage nor will it be economical for the developer. They don’t want to annex the area northwest and west of the drainage/gully.

Greer confirmed the location of the requested annex. Greer advised that due to the nature of the annexation process, they had to request to annex the entire piece. They are all under one parcel number.

Senior Planner, Carl Anderson of the City of Pocatello, summarized the staff report.

No written public comments were received for this application but one phone call was received.
Richard Bigelow, 4708 Revolution Road, spoke in favor of the annexation. He stated that the city has to grow and there is a need for housing. If they are going to hook up to City utilities, they need to be annexed into the City.

Ann McCarty, Lot 5 on Neva Road, spoke in opposition to the annexation. She has concerns about where the water supply will come from and how it will impact the people on Neva Road. She asked if they are going to use Neva Road to access it. She expressed concern about the impacts to the residents on Neva Road.

Jeri Bigelow, Satterfield Drive, spoke in opposition to the annexation. She explained that they purchased land in the area and is concerned about traffic, water and doesn’t want her property to be annexed in the City.

Jo Lyn Anderson, N. Karen Road, spoke in opposition to the annexation. She expressed concerns with fires and subdivisions with one-way in and one-way out. She is also concerned with wells or if they will be tapping into the City water. She is concerned about what kind of subdivision will be developed (rentals, duplexes, single family homes).

Steve Beck, on the top, spoke in opposition to the annexation. He explained that where the road the Catholic Church put in needs to be addressed where it intersects with Gathe Road/Kraft Road.

Ryan Hownton, Magellan Loop, spoke in favor of the annexation but has concerns about the intersection of Gathe to Kraft with an increase in traffic and asked if there were any plans to improve it.

Greer explained they don’t want to impact Neva Road which is why they are requesting that portion not be annexed. If the lots at the end of Neva were to be developed, they would be developed in the County with 5 acre lots with individual wells and septic tanks. The previous owners of Trail Creek estates put in an extensive water system. There is a water tank and booster station to feed the area. It also has the capacity to feed the new area. The proposal includes interconnectivity with this subdivision and Trail Creek Estates. When the Catholic Road was put in, they put in an intersection with Gathe that provides some traffic calming. In the long term the road will wrap around and connect with Kraft Road. This area is poised for growth and should be annexed into the City.

With no public comments, Chair Satterfield closed the public hearing at 6:38 PM.

Commission members engaged in discussion.

A motion was made by Moore, seconded by O’Connor, to recommend approval of the application with the 2 triangles (40 acres) exempted from the annexation and the area be zoned Residential Low Density with a Comprehensive Plan Land Use Map designation of residential subject to staff conditions. Those voting in favor were Bernt, Moore, O’Connor, Ricks and Satterfield. Motion carried.

AGENDA ITEM 4: PRELIMINARY PLAT – WESTERN SKIES

Brandon Ratliff, represented by RMES, has submitted a preliminary plat to subdivide 16.84 acres (more or less) into 44 lots. The property is located east of Dolostone Drive and north of Eastpointe Drive.

This item was pulled from the agenda by the applicant.

With no other items to discuss, Chair Satterfield closed the meeting at 7:03 PM.

Submitted by ___________________________ Approved on ___________________________

Terri Neu, Assistant Planner
SUBDIVISION: Riverside Greens Subdivision 4th Addition
APPLICANT/OWNER: Rocky Mountain Investing, LLC – David Bickley
SURVEYOR/ENGINEER: Rocky Mountain Engineering & Surveying
TITLE REPORT: Title report was submitted and reviewed
LOCATION: East of Bannock Highway & South of Lundburg Lane
LOTS/UNITS: Ten (10) lots
STAFF: Carl Anderson, Senior Planner

RECOMMENDATION & CONDITIONS:
Staff finds that the proposal is compliant with all applicable standards of City Code 16.20.050, assuming the following conditions are met:

1. All comments contained in the Public Works Memorandum, dated May 15, 2019, shall be adhered to;
2. A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording;
3. As proposed, the applicant or the associated property owner shall be responsible for the upkeep and maintenance of all easements designating open space shown on the preliminary plat unless otherwise approved by the Pocatello City Council; and
4. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

GENERAL BACKGROUND
REQUEST: The request is for preliminary plat approval of the Riverside Greens Subdivision 4th Addition. The proposal calls for the platting of 4.49 acres (more or less) into ten (10) residential lots. The proposed subdivision is located east of Bannock Highway and south of Lundburg Lane. The application was submitted by David Bickley of Rocky Mountain Investing, LLC. and represented by Rocky Mountain Engineering and Surveying (RMES).

DENSITY & LOT DESIGN: The proposed subdivision is zoned Residential Medium Density Single-Family (RMS). The applicant is proposing to subdivide the property into ten (10) lots, two (2) of which are non-buildable and dedicated to open space/stormwater retention. The RMS zoning district requires a minimum lot size of 5,000 square feet per single-family dwelling unit and the smallest buildable lot proposed is 10,540 sq. ft. (0.24 acres).

STREETS: The proposed subdivision will be accessed from the northward extension of Featherie Drive, which connects to Lundburg Lane. Featherie Drive is proposed to be a 50’ right-of-way and extend 529.33’ feet and connect to Lundburg Lane at the north. The proposed subdivision provides a continuation of a connected transportation system as it connects to Lundburg Drive at the north and extends Featherie Drive. See the attached Public Works Memorandum (Attachment A) for further comments/conditions regarding proposed street improvements.

WATER, SEWER, & STORMWATER: Infrastructure such as water and sewer will be provided meeting all standards as set forth by Public Works. The applicant proposes that the storm water generated by Blocks 1 and 2 will be detained in Lot 1 Block 2 and Lot 7 Block 2, to be dedicated as open space and stormwater retention. All development of the lots must comply with City Erosion and Sediment Control and Stormwater management requirements. See the attached Public Works Memorandum (Attachment A) for additional comments/conditions.

UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Utility providers and affected City departments were provided notice
on 04/23/19. City staff comments/conditions are summarized in Attachment A.

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

COMPREHENSIVE PLAN:
The Comprehensive Plan Map designates the area for Residential use. Staff finds the following goals, objectives and policies from the Comprehensive Plan to be applicable to this application:

- **Housing Goal 1:** Encourage development of a wide variety of high-quality housing opportunities that are safe, sanitary, attractive and affordable.
- **Objective 1.1:** Encourage development of housing affordable for households of all income levels throughout the community.

REVIEW CRITERIA (16.20.050):
The planning and zoning commission shall review the preliminary plat, at a scheduled meeting, for compliance with applicable ordinance provisions subject to the following review criteria:

A. The subdivision proposal complies with applicable provisions of this title.
B. The subdivision proposal complies with all applicable city design standards and development regulations.
C. The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.
D. All public facilities including streets, sidewalks, curbs, gutters, water, sewer, fire protection, and sanitation services can be provided to the newly created lots and accommodate future extension to adjacent land.
   1. The use of a “control strip” intended to control or prevent the future extension of public facilities or development of adjacent land is prohibited.
E. If city public works determines that the proposed subdivision will result in significant traffic impacts pursuant to subsection 16.20.030V of this chapter, than a “traffic impact study” will be required as part of the commission’s review.
F. The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.
G. The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock Transportation Planning Organization’s adopted bicycle and pedestrian plans.
H. Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements.

OPTIONAL MOTIONS:
1. **Denial of the Application:** “Motion to recommend denial of the preliminary plat application from David Bickley of Rocky Mountain Investing, LLC., finding the application does not meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, finding that: [cite findings for denial].”

2. **Approval of the Application:** “Motion to recommend approval of the preliminary plat application from David Bickley of Rocky Mountain Investing, LLC., for the Riverside Greens Subdivision 4th Addition, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions of approval: [insert conditions of approval here]”

ATTACHMENTS:
A. Public Works Memorandum, dated May 15, 2019
B. Application & Preliminary Plat
C. Aerial
Memorandum

To: Carl Anderson, Senior Planner

From: Merrill Quayle PE, Public Works Development Engineer
       Jacob Murphy, Engineer Technician

Date: 05/15/2019

Re: Riverside Greens Townhouse 4th Addition - P&Z Preliminary Plat (05/22/19)

The Public Works Department has reviewed the preliminary plat application for the above mentioned project and submits that the following changes and items shall be addressed prior to final plat application.

Plat Conditions
1. The final plat shall meet all the requirements defined in section 16.24.040: Final Plat Requirements of the Subdivision Ordinance.
2. Subdivision Plat shall conform to all state and local laws and ordinances.
3. The subdivision plat shall be formatted per Bannock County's requirements and reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
4. Notes on the Plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
5. Provide adjoining property owners recorded deeds, a copy of all recorded easements, and document(s) which grants the signatory to sign the plat on behalf of the owner(s) to the City Surveyor at the time of final application for review.
6. The plat shall be black opaque ink, no gray scale or color.
7. Add note, 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.

Development Conditions
1. Abandon existing water service on Bannock Hwy, and install service from new waterline to lot 5, Block 1
2. Replace non ADA compliant ramps on Lundberg Ln. & Featherie Dr. within bounds of project.
3. Any live connections to existing water infrastructure to be done by City of Pocatello Water Department, contact Levi Lusk (208) 234-6176 to schedule connections.
4. Provide details for pond inlet and 100 year floodway
5. Is pond intended to be common area, clarify.

General Conditions
1. Two (2) full sized copies of construction drawings for right-of-way and infrastructure improvements shall be submitted for review under section 16.24.030(D): Final Plat Application Requirements of the Subdivision Ordinance.
2. Proposed right-of-way and infrastructure shall be designed by a licensed engineer in the State of Idaho and constructed by a contractor licensed and in good standing with the City of Pocatello and Public Works and meet all local, state, and federal regulations and standards.

3. If the developer desires to record the final plat prior to completion of all the required public infrastructure and improvements, then the developer shall be required to adhere to section 16.24.110; Subdivision Surety Bond and Warranty Bond of the Subdivision Ordinance.

4. All items above will need to be addressed in accordance with section 16.24.080(A): Recording of Final Plat of the Subdivision Ordinance.

5. A qualified engineer shall submit a written analysis of the storm water plan. This will include but not be limited to the associated calculations, pipe size, design details showing that the proposed design meets the Portneuf Valley Stormwater Design Manual current storm water requirements.

6. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application.

7. Provide the model results for the culinary water system for projected pressures and flows for the subdivision and the entire pressure zone affected. Supply a digital layout of the subdivision with elevations for model verification.

8. A “will serve” letter from each serving utilities is required to be submitted to the City.

9. Utility and street light approval is required by the City.

10. US Mail box units required and location approved by the Post Master and the City of Pocatello.
ATTACHMENT B
PRELIMINARY PLAT APPLICATION

Submittal Received: 4/19/19  PZC Meeting Date: 5/22/19  Application No.: 19-958
Staff Contact: CA  Receipt Date:

Filing Fee: $350.00

Owner/Applicant:
Name: Rocky Mountain Investing, LLC  Representative (if applicable):
Firm & Contact: RMES  Address: 600 East Oak Street
Address: 5015 Brook Lane #B  City, ST, ZIP: Pocatello, ID 83201
City, ST, ZIP: Chubbuck, ID 83202  Phone: (208) 251-4909
Phone: (208) 234-0110  Email: dbickley1@hotmail.com  Email: brady@rmes.biz

Engineer/Surveyor:
Name: RMES  City, State, Zip: Pocatello, ID, 83201
Address: 600 East Oak Street  Phone: (208) 234-0110  Email: brady@rmes.biz

Project Information:
Zoning: Residential Medium Density (RMS)  Comprehensive Plan Designation: Residential
Legal Description & Deed Instrument Number: 21801104
Location (Section, Township, Range): Section 1, Township 7 South, Range 34 East
General Location: East of Bannock Highway, South of Lundberg Lane
Total Acreage: 4.49  Total Number of Lots: 10

Proposed Subdivision Name: Riverside Greens Subdivision 4th Addition
Is this a replat? Yes ☑ No
Replats of existing subdivision lots require the submittal of a copy of the original plat with this application.
TERMS AND CONDITIONS

The approval of this application does not permit the violation of any section of the Building Code or other Municipal Codes.

This application shall not be considered complete, nor will a Planning & Zoning Commission meeting date be scheduled, until all required information has been submitted and verified by City staff.

I am also aware the applicant or a representative must be present at the Planning & Zoning Commission meeting.

If the applicant is not the legal owner of record of the property, then proper authorization from the owner must be submitted with the application.

A copy of the current recorded deed for the property must be submitted with the application.

I hereby acknowledge that I have read this application and state that the above information is correct and agree to the above terms and conditions.

Signature of Owner/Applicant: ___________________________ Date: 4/19/19

Signature of Representative (if applicable): ___________________________ Date:

Signature of Engineer/Surveyor: ___________________________ Date: 4/19/19
ATTACHMENT C
SUBDIVISION: Western Skies Division 1
APPLICANT/OWNER: Land Quest Development Inc. – Brandon Ratliff
SURVEYOR/ENGINEER: Rocky Mountain Engineering & Surveying – Cheyenne Newberry
TITLE REPORT: Title report was submitted and reviewed
LOCATION: East of Dolostone Drive & North of Eastpointe Drive
LOTS/UNITS: Forty-Four (44) lots
STAFF: Carl Anderson, Senior Planner

RECOMMENDATION & CONDITIONS:
Staff finds that the proposal is compliant with all applicable standards of City Code 16.20.050, assuming the following conditions are met:

1. All comments and conditions contained in the Public Works Memorandum, dated April 29, 2019, shall be adhered to;
2. A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording;
3. As proposed, the applicant or the associated property owner shall be responsible for the upkeep and maintenance of all easements designating open space shown on the preliminary plat unless otherwise approved by the Pocatello City Council; and
4. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

GENERAL BACKGROUND
REQUEST: The request is for preliminary plat approval for Western Skies Division 1. The proposal calls for the platting of 16.84 acres (more or less) into forty-four (44) lots. The proposed subdivision is located at the east end of Basalt Drive and north of Eastpointe Drive. The application was submitted by Brandon Ratliff of Land Quest Development Inc. and represented by the engineer/surveyor Rocky Mountain Engineering and Surveying (RMES).

DENSITY & LOT DESIGN: The proposed subdivision is zoned Residential Low Density (RL) and Residential Medium Density Single-Family (RMS). The applicant is proposing to subdivide the property into forty-four (44) lots, one (1) of which is non-buildable and dedicated to open space/stormwater retention. The RMS zoning district requires a minimum lot size of 5,000 square feet per single-family dwelling unit and the RL zoning district requires 7,500 square feet per single-family dwelling. The smallest buildable lot proposed is 9,520 sq. ft. (0.22 acres), which is compliant with both the RL and RMS zoning district.

SLOPE DEVELOPMENT STANDARDS: The topographical slope for portions of Western Skies Division 1 exceed 15% and are, therefore, subject to the slope development standards (17.05.100). A slope analysis has been submitted and is included in the application packet. Per City Code 17.05.140.A.5 all building permit applications for structures on such lots shall be accompanied by a geotechnical assessment. Based on the slope analysis, the maximum site disturbance permitted is 15.22 acres of the 16.84 acre subdivision. Additionally, Public Works staff has determined that per section 800 Geotechnical and Earthwork, structures shall not be permitted on slopes of 20% or greater without a civil site plan by a licensed engineer in the State of Idaho. See Public Works Memorandum (Attachment A) for additional comments and conditions. All standards of 17.05.140, Site and Building Development Guidelines shall be met at the time of building permit submittal.

STREETS: The proposed subdivision will be accessed from the eastward extension of Basalt Drive and northward extension
of Eastpointe Drive. The proposed subdivision provides a continuation of a connected transportation system as it connects to Basalt Drive and Eastpointe Drive, which are abutting. Per condition #13 of the Public Works Memorandum, a traffic analysis shall be submitted at final plat application for all divisions-full buildout scenario, per City Code 16.20.050.E (Attachment A). See the attached memo (Attachment A) from the Public Works Department for further comments/conditions regarding the proposed street improvements.

WATER, SEWER, & STORMWATER: Infrastructure such as water and sewer will be provided meeting all standards as set forth by Public Works. The applicant proposes that the storm water generated by Blocks 1 - 5 will be retained on Lot 1 Block 4, to be dedicated as open space and stormwater retention. All development of the lots must comply with City Erosion and Sediment Control and Stormwater management requirements. See the attached memo (Attachment A) from the Public Works Department for additional comments/conditions.

UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Utility providers and affected City departments were provided notice on 04/08/19. City staff comments/conditions are summarized in Attachment A.

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

COMPREHENSIVE PLAN:
The Comprehensive Plan Map designates the area for Residential Use. Staff finds the following goals, objectives and policies from the Comprehensive Plan to be applicable to this application:

**Housing Goal 1:** Encourage development of a wide variety of high-quality housing opportunities that are safe, sanitary, attractive and affordable.

**Objective 1.1:** Encourage development of housing affordable for households of all income levels throughout the community.

REVIEW CRITERIA (16.20.050):
The planning and zoning commission shall review the preliminary plat, at a scheduled meeting, for compliance with applicable ordinance provisions subject to the following review criteria:

A. The subdivision proposal complies with applicable provisions of this title.

B. The subdivision proposal complies with all applicable city design standards and development regulations.

C. The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.

D. All public facilities including streets, sidewalks, curbs, gutters, water, sewer, fire protection, and sanitation services can be provided to the newly created lots and accommodate future extension to adjacent land.

1. The use of a “control strip” intended to control or prevent the future extension of public facilities or development of adjacent land is prohibited.

E. If city public works determines that the proposed subdivision will result in significant traffic impacts pursuant to subsection 16.20.030V of this chapter, than a “traffic impact study” will be required as part of the commission’s review.

F. The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.

G. The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock Transportation Planning Organization’s adopted bicycle and pedestrian plans.

H. Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements.

OPTIONAL MOTIONS:

1. Denial of the Application: “Motion to recommend denial of the preliminary plat application from Brandon Ratliff of Land Quest Development Inc. for the Western Skies Division 1, finding the application does not meet the
standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, finding that: [cite findings for denial]."

2. Approval of the Application: “Motion to recommend approval of the preliminary plat application from Brandon Ratliff of Land Quest Development Inc. for the Western Skies Division 1, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions of approval: [insert conditions of approval here]"

ATTACHMENTS:
A. Public Works Memorandum
B. Application & Preliminary Plat
C. Aerial
ATTACHMENT A
Memorandum

To: Carl Anderson, Senior Planner

From: Merril Quayle PE, Public Works/Development Engineer
Owen Campion, Sr. Engineering Technician

Date: April 29, 2019

Re: Western Skies Division 1 - P&Z Preliminary Plat (May 8, 2019)

__________________________________________________________

The Public Works Department has reviewed the preliminary plat application for the above mentioned project and submits that the following changes and items shall be addressed prior to final plat application.

Plat Conditions
1. The final plat shall meet all the requirements defined in section 16.24.040: Final Plat Requirements of the Subdivision Ordinance.
2. Subdivision Plat shall conform to all state and local laws and ordinances.
3. The subdivision plat shall be formatted per Bannock County’s requirements and reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
4. Notes on the Plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
5. Provide adjoining property owners recorded deeds, a copy of all recorded easements, and document(s) which grants the signatory to sign the plat on behalf of the owner(s) to the City Surveyor at the time of final application for review.
6. The plat shall be black opaque ink, no gray scale or color.
7. Add note, 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.

Development Conditions
1. The “bulb” in the northwest corner of the project, part of Rustic Rd. needs to be eliminated and Rustic Rd. need to run to the north for future development.
2. Rustic Rd. and portions of Basalt Dr. and Sagefield Dr. needs to be a 41-foot street section. Basalt Dr. (east of intersection of Basalt Dr. and Sagefield Dr.) and Sagefield Dr. (east of Sagefield Dr. and Eastpointe Dr.) can be a 37-foot street sections.
3. New sewer main needs to be construction down Basalt Dr. then north on Dolostone to the sewer that has been extended east from Andesite Dr. Sewer will not be allowed to head south through the existing system on Dolostone.
4. There needs to be sewer manholes located at the end of all stub streets within the subdivision and beyond the last sewer service on that line.
5. All Future development on Sagefield Dr. east of Eastpointe Dr. and Lots 6 & 7, Blk 3 and Lot 1, Blk 5 will need to sewer down Eastpointe Dr.
6. There needs to be a minimum 30-foot easement for the existing 18-inch water transmission line that runs along the south boundary line of this project. Also placement of permanent structures or
the planting of deep rooted trees within the waterline easement is prohibited. Fences will be permitted to cross the easement as long as there are gates placed to allow access.

7. Pressure zone – the proposed development should be part of the water system pressure zone established by the Marinus PRV. The following shall be incorporated into the development's water system plans:
   a. New water main connection to the 8-inch pipe that currently terminates in front of 1699 Eastpointe Dr.
   b. Install a PRV assembly and vault west of the intersection of Basalt and Rustic. Contact Skyler Allen (208-234-6501) for clarification and details.
   c. The Pocatello Water Department will complete mainline taps and abandonment of portions of 8-inch main. The cost for this work will be borne by the Developer.
   d. Fire hydrants need to be located at property lines and at the end of all stubbed roads within the subdivision beyond the last water service.
   e. Water main lines need to have valves at the end of all stub future lines.

8. There needs to be a storm main line stub provided going east on Sagefield Dr., Basalt Dr., and Rustic Rd.

9. The city would like to see a weir (min. 2-foot) placed in the middle of the pond to break it up into two. Basalt Dr., Sagefield Dr., and any of Eastpointe Dr. can be designed to drain into the south portion, while Rustic Rd. and a small portion of Basalt Dr. can drain into the north portion.

10. The outlet structure needs to release water to the south. The outlet pipe needs to be constructed down lot Lot 6 Blk 13 of Boulders Subdivision beyond the access drive to the city water facility.

11. A geotechnical analysis needs to be conducted to ensure that the fill dirt used to build the pond is designed and placed correctly.

12. ADA ramps are required at all intersection and needs to meet ADA guidelines.

13. A Traffic Analysis shall be submitted at final plat application for all divisions-full buildout scenario.

14. Developer need to coordinate grading with Idaho Power in regards to existing power poles.

15. Two (2) full sized copies of construction drawings for right-of-way and infrastructure improvements shall be submitted for review under section 16.24.030(D): Final Plat Application Requirements of the Subdivision Ordinance.

16. Proposed right-of-way and infrastructure shall be designed by a licensed engineer in the State of Idaho and constructed by a contractor licensed and in good standings with the City of Pocatello and Public Works and meet all local, state, and federal regulations and standards.

17. If the developer desires to record the final plat prior to completion of all the required public infrastructure and improvements, then the developer shall be required to adhere to section 16.24.110: Subdivision Surety Bond and Warranty Bond of the Subdivision Ordinance.

18. All items above will need to be addressed in accordance with section 16.24.080(A): Recording of Final Plat of the Subdivision Ordinance.

19. Per section 500.04.16 Asphalt of the City of Pocatello Public Works Design Principles and Standards, Pavement preservation technique “Fog Seal” of streets shall be required prior to the two (2) year warrante period on all newly accepted streets. Developer can have this done by a private contractor or have the City perform the work at the Developer’s expense (approximately $0.30 per square yard for materials, 2017 cost). The city will bill the Developer after the work is completed if the City performs the work.

20. A qualified engineer shall submit a written analysis of the storm water plan. This will include but not be limited to the associated calculations, pipe size, design details showing that the proposed design meets the Portneuf Valley Stormwater Design Manual current storm water requirements.

21. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application.

22. Per section 800 Geotechnical and Earthwork, Structures shall not be permitted on slopes of 20 percent or greater without a civil site plan by a licensed engineer in the State of Idaho. Included in this section, 800.08 Grading, slopes over 15% require engineered grading with recommendations included in a geotechnical engineering report and incorporated in the grading
plans or specifications. Guidelines for Soils Engineering Report Risk Analysis Elements can be found in Appendix B of the City of Pocatello Design Principles and Standards.

23. Provide the model results for the culinary water system for projected pressures and flows for the subdivision and the entire pressure zone affected. Supply a digital layout of the subdivision with elevations for model verification.

24. A “will serve” letter from each serving utilities is required to be submitted to the City.

25. Utility and street light approval is required by the City.

26. US Mail box units required and location approved by the Post Master and the City of Pocatello.
PRELIMINARY PLAT APPLICATION

Submittal Received: 4/1/19
PZC Meeting Date: 5/8/19
Applicaton No.: 19-806
Receipt Date: 4/9/19

Filing Fee: $350.00

Owner/Applicant:
Name: Brandon Ratliff Land Quest Dev Inc
Address: 4902 Burley Dr. #9
City, ST, ZIP: Chubbuck, Idaho, 83202
Phone: (208) 221-4962
Email: landquest@hotmail.com

Representative (If applicable):
Firm & Contact: RMES
Address: 600 E. Oak St.
City, ST, ZIP: Pocatello ID, 83201
Phone: (208) 234-0110
Email: cheyenne@rmes.biz

Engineer/Surveyor:
Name: J. Mitchell Greer
Address: 600 E. Oak St.
Phone: (208) 234-0110

City, State, Zip: Pocatello, ID, 83201
Email: mitch@rmes.biz

Project Information:
Zoning: Residential Medium Density Single Family (RMS)
Comprehensive Plan Designation: RMS
Legal Description & Deed Instrument Number: 21710043 & 21811230-1
Location (Section, Township, Range): Section 11, Township 6 South, Range 34 East
General Location: East of Dolstone Dr. & North of Eastpointe Dr.
Total Acreage: 16.84 Acres
Total Number of Lots: 44

Proposed Subdivision Name: Western Skies Division 1
Is this a replat? Yes No
Replats of existing subdivision lots require the submittal of a copy of the original plat with this application.
TERMS AND CONDITIONS

The approval of this application does not permit the violation of any section of the Building Code or other Municipal Codes.

This application shall not be considered complete, nor will a Planning & Zoning Commission meeting date be scheduled, until all required information has been submitted and verified by City staff.

I am also aware the applicant or a representative must be present at the Planning & Zoning Commission meeting.

If the applicant is not the legal owner of record of the property, then proper authorization from the owner must be submitted with the application.

A copy of the current recorded deed for the property must be submitted with the application.

I hereby acknowledge that I have read this application and state that the above information is correct and agree to the above terms and conditions.

Signature of Owner/Applicant: ___________________________ Date: 3/28/19

Signature of Representative (if applicable): ___________________________ Date: __________

Signature of Engineer/Surveyor: ___________________________ Date: 3/28/19

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Revised 2/8/2018