

**PLANNING & ZONING COMMISSION  
FINDINGS OF FACT & RECOMMENDATION  
PRELIMINARY PLAT APPLICATION**

**SUBDIVISION:** Lands End ( File:22-301)  
**APPLICANT/OWNER:** Brandon Ratliff  
**SURVEYOR/ENGINEER:** Joel Dixon – Knudsen Engineering  
**REQUEST:** Preliminary Plat Subdivision Application  
**LOCATION:** Fore Road  
**LOTS/UNITS:** 4 single-family lots (2 future development lots)

**REQUEST**

The request is for preliminary plat approval of a subdivision to be known as Lands End Subdivision. The proposal calls for the platting of 24.41 acres (more or less) into six (6) single family lots and two (2) “future development” lots. The application was submitted by the property owner Brandon Ratliff. The representing Engineer is Joel Dixon with Knudsen Engineering.

**RECOMMENDATION**

Based on information provided by the applicant and City staff, the Commission unanimously recommends approval of the preliminary plat application from Brandon Ratliff, for Lands End subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the following conditions attached:

1. All comments contained in the Public Works Memorandum, dated March 1, 2022 , shall be adhered to;
2. Development shall meet the standards of the fire departments Wildland Urban Interface including but not limited to building materials and defensible spacing for vegetation;
3. A no-grade line shall be provided as part of the final plat on the slopes abutting Lots 2, 3, & 4;
4. 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;
5. The area to remain undisturbed shall be shown on the final plat and delineated with a no build line. The boundaries shown on the plat shall be surveyed and staked prior to beginning of construction. All other standards of City Code 17. 05.140 shall apply;
6. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

**PUBLIC HEARING**

A public hearing was held before the Planning & Zoning Commission on the evening of March 9, 2022 at which time no oral or written comments were received.

**COMPREHENSIVE PLAN:** The Comprehensive Plan Map designates the area for Residential, which is consistent with the RMS zoning designation. 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. regulations.

**NOTIFICATION (16.20.040.D):** All property owners within a 300-foot radius of the existing property boundaries have been provided notice of the public hearing in order that they may provide comment on the application. Notice was also published in the Idaho State Journal on February 22, 2022, and a sign was posted on the subject property on February 23, 2022. All notices herein described have been provided at least fifteen (15) days prior to the public hearing. No oral or written comments were received.

Table 1. Preliminary Plat Review Criteria Analysis

<b>REVIEW CRITERIA (16.20.050):</b>				
<b>Compliant</b>			<b>City Code and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 A	<b>The subdivision proposal complies with applicable provisions of this title.</b>
			<b>FINDING</b>	The proposal is compliant with all applicable standards of Title 16, provided that all comments and conditions are met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 B.	<b>The subdivision proposal complies with all applicable city design standards and development regulations.</b>
			<b>FINDING</b>	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations. See further discussion for Criteria 16.20.050 A-H and the Public Works Memorandum dated, March 1, 2022.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 C.	<b>The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.</b>
			<b>FINDING</b>	<b>DENSITY &amp; LOT DESIGN:</b> As previously mentioned the property is proposed to be zoned Residential Medium Density Single-Family (RMS). Under the RMS zoning a minimum lot size of 5,000 sq.ft. is required for single-family residence. The smallest lot proposed measures 22,651 sq.ft. (+/-) in size.  <b>City Code 17.05.100 Slope Standards:</b> A portion of the property has slopes in excess of 15-percent grade therefore, development is subject to Code Section 17.05.100 Slope Development Standards. Condition

			<p>#3 requires that no-grade line shall be provided as part of the final plat on the slopes abutting Lots 2, 3, &amp; 4</p> <p>All building permit applications for structures on lots with a natural slope of 15% or greater, shall be accompanied by a geotechnical assessment. The geotechnical assessment may be complete at the time of final plat covering all subject lots.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.20.050 D.</p> <p><b>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.</b></p>
			<p><b>FINDING</b></p> <p><b>R.O.W. Improvements:</b> Lots 1-4 are provided access via a proposed private road from the City Reservoir Road which intersects with Fore Road. Public Works is working with the applicant's engineer regarding alternatives for placement of curb, gutter and sidewalk on Fore Road.</p> <p><b>Water, Sewer, &amp; Stormwater:</b> Water and sewer are available to extend to the proposed subdivision and shall be subject to all applicable Municipal Standards prior to acceptance of the final plat. Water and sewer connections are shown extending to each residential lot. See the attached Public Works Memorandum (<b>Attachment A</b>) for additional comments/conditions pertaining to water, sewer and stormwater requirements.</p> <p><b>Utility Provider &amp; City Department Notice:</b> Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice on 2/4/22. To date, no comments have been received</p> <p><b>Private Covenants, Restrictions &amp; Conditions:</b> Recorded Owner's Covenants, Conditions and Restrictions (CC &amp;R's) for the subdivision, if any, must be submitted after the recording of the final plat.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.20.050 E.</p> <p><b>If city public works determines that the proposed subdivision will result in significant traffic impacts pursuant to subsection 16.20.030V of this chapter, then a "traffic impact study" will be required as part of the commission's review.</b></p>
			<p><b>FINDING</b></p> <p>The development will not generate over 100 trips at peak hour therefore a traffic impact study or analysis is being required by Public Works.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.20.050 F.</p> <p><b>The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.</b></p>

			<b>FINDING</b>	The proposed subdivision connects to all abutting streets where possible. See Criteria 16.20.050.D for additional comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 G.	<b>The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock transportation planning organization's most recent adopted bicycle and pedestrian plans.</b>
			<b>FINDING</b>	The Bannock Transportation Planning Organizations (BTPO) adopted Bicycle and Pedestrian Plan does not identify any bike lanes adjacent to or near the site. Access to the City Creek Trail System is available near the site via Fore Road. The applicant is working closely with City Public Works Staff to agree on alternatives to curb, gutter and sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 H.	<b>Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements. (Ord. 2971, 2016)</b>
			<b>FINDING</b>	Extension of public utilities shall be coordinated with the appropriate agencies with all cost bore by the developer. See Criteria 16.20.050.D for additional comment.

Krystal Chanda  
 Krystal Chanda, Chair  
 Planning & Zoning Commission  
 Authorized to sign 3/9/2022

STATE OF IDAHO )

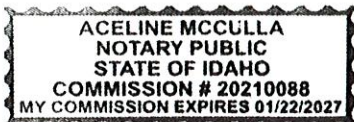
ss:

County of Bannock )

On this 14<sup>th</sup> day of March, 2022, before me, the undersigned, a Notary Public in and for the State, personally appeared Krystal Chanda, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Aceline McCulla  
 NOTARY PUBLIC FOR IDAHO  
 Residing in Pocatello, Idaho



My commission expires: