

Planning & Development Services #6

PLANNING SERVICES NEIGHBORHOOD & COMMUNITY SERVICES
911 NORTH 7TH AVENUE | P.O. Box 4169 POCATELLO, IDAHO 83205-4169 208.234.6184 <https://www.pocatello.gov>

EXECUTIVE SUMMARY POCATELLO CITY COUNCIL MEETING APRIL 18, 2024

SUBDIVISION: Greenfield Meadows Division 6 Subdivision
FILE: #24-675
APPLICANT/OWNER: Satterfield Realty & Development, LLC
SURVEYOR/ENGINEER: Sunrise Engineering
REQUEST: Final Plat Application
LOCATION: Generally east of Greenfield Meadows Div. 5 & north of Crestview Div. 4
LOTS/UNITS: 9 - Residential Lots

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is in substantial conformance with the preliminary plat application (with exception of minor amendments as noted below), and is compliant with all applicable standards of City Code 16.24, assuming compliance with the conditions of approval. Should the Council wish to approve the final plat application, staff recommends the following conditions:

1. All conditions, as provided in the Planning and Zoning Commission's Findings of Fact and Decision, will be included as part of the Council Decision, and;
2. All comments contained in the **Public Works Memorandum** (Attachment B), dated April 10, 2024 shall be adhered to;

REQUEST: A final plat application has been received for the Satterfield Realty & Development, Inc. The representative listed on the application is Owen Campion of Sunrise Engineering. The project is generally located east of Greenfield Meadows Division 5 Subdivision and north of Crestview Estates Division 4 Subdivision. This proposal calls for the platting of approximately 2.93 acres (more or less) into nine (9) residential lots. The property is zoned Residential Low Density (RL). The Planning & Zoning Commission reviewed the preliminary plat at their regularly scheduled meeting held on March 13, 2024, at which time the Commission approved the preliminary plat application with conditions (Attachment D).

ATTACHMENTS:

- A. Planning & Zoning Commission Findings of Fact & Decision Recorded 3/15/2024
- B. Public Works Memorandum Dated: April 10, 2024
- C. Greenfield Meadows Division 6 Final Plat Application Materials
- D. Planning & Zoning Commission Agenda Packet 3/13/24

ATTACHMENT A

PLANNING & ZONING COMMISSION

RECORDED FINDINGS OF FACT & DECISION

MARCH 15, 2024

Instrument # 22402543
 Bannock County, Pocatello, Idaho
 03/15/2024 10:08:35 AM No. of Pages: 4
 Recorded for: CITY OF POCATELLO
 Jason C. Dixon Fee: \$0.00
 Deputy: nbarnes

**CITY OF POCATELLO
 PLANNING & ZONING COMMISSION
 PUBLIC HEARING MARCH 13, 2024
 FINDINGS OF FACT & DECISION**

SUBDIVISION: Greenfield Meadows Divisions 6, 7, and 8 Subdivision(s) **FILE:** 24-368
APPLICANT/OWNER: Satterfield Realty & Development, LLC
SURVEYOR/ENGINEER: Sunrise Engineering
REQUEST: Preliminary Plat Subdivision Application
LOCATION: Generally east of Greenfield Meadows Div. 5 & north of Crestview Div. 4
LOTS/UNITS: Division 6 = 9 Lots; Division 7 = 26 Lots; Division 8 = 27 Lots

I. REQUEST: The request is for preliminary plat approval of a subdivision to be known as Greenfield Meadows Divisions 6, 7, & 8 Subdivision(s). The proposed divisions entail the following: Division 6 covers 2.93 acres into nine (9) residential lots; Division 7 covers 10.27 acres proposing to subdivide 25 residential lots & one stormwater lot; Division 8 covers 10.32 acres proposing to subdivide 26 lots & one stormwater lot. The proposed property is generally east of Greenfield Meadows Division 5 and north of Crestview Estates Division 4. The application was submitted by Satterfield Realty & Development LLC, and the Engineer/Surveyor listed is Owen Campion of Sunrise Engineering.

II. PUBLIC HEARING: A public hearing was held before the Planning & Zoning Commission on the evening of March 13, 2024. The Chair opened the public hearing. The applicant provided a brief background regarding the application and future development. Staff provided a brief presentation noting that application meets Municipal Code requirements under Chapter 16.20.050 with the conditions. Staff noted that Public Works Development Condition 1. could be removed. The Chair asked for public testimony. Following questions and answers the Chair closed the hearing.

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 27, 2024, and one (1) sign was posted on the subject property on February 27, 2024. All notices herein described have been provided at least fifteen (15) days prior to the public hearing.

Table 1. Preliminary Plat Review Criteria Analysis

Compliant			REVIEW CRITERIA (16.20.050): City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 A	The subdivision proposal complies with applicable provisions of this title.
			FINDING	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.	The subdivision proposal complies with all applicable city design standards and development regulations.
			FINDING	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 C.	The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.
			FINDING	<p>None of the subject parcels are located in a designated Deer Winter Range nor have slopes in excess of 15-percent therefore development is not subject to Sensitive Land Standards (Code Section 17.04.170) or Slope Development Standards (Code Section 17.05.100). All standards such as minimum lot size and applicable standards shall be met as part of development.</p> <p>16.20.070: EXPIRATION OF PLANNING AND ZONING COMMISSION'S DECISION:</p> <p>The commission's decision is valid for a period of two (2) years from the date the decision is reduced to writing and transmitted to the applicant, unless a final plat has been approved by the City Council. If the plat is being phased, the preliminary plat shall expire two (2) years following the date of approval of the final plat for the previous phase.</p> <p>A. The complete final plat application must be submitted to the planning and development services prior to the expiration of the two (2) year period.</p> <p>B. Failure to submit the complete final plat application prior to the two (2) year expiration date shall require the submittal of a new preliminary plat application pursuant to this chapter. The Planning & Zoning Commission may grant one (1) twelve (12) month extension in writing upon finding of good cause.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 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.
			FINDING	<p>R.O.W. Improvements: <i>Division 6</i> - Greenfield Drive will extend between Greenfield Meadows Division 5 and Crestview Estates Division 4; <i>Division 7</i> - Kolob Street will be extended north/south to Owyhee Street; <i>Division 8</i> - Several streets are proposed including Helen Street, Moab and Payette Streets.</p> <p>WATER, SEWER, & STORMWATER: 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 shall be extended to each lot. All development must comply with City Erosion and Sediment Control and Stormwater management requirements.</p> <p>UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice on January 11, 2024. As of February 6, 2024, no comments have been received from the Utility providers receiving notice. The applicant is responsible for contacting all private utility companies for extension of services such as power, natural gas, and internet services.</p> <p>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.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 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, then a "traffic impact study" will be required as part of the commission's review.
			FINDING	Municipal Code subsection 16.20.030V states that a Traffic Impact Study (TIS) will be required for any subdivision creating one hundred (100) or more peak hour trips based on the Institute of Transportation Engineers' "Trip Generation Handbook" (current edition). Public Works officials are not requiring a TIF or traffic analysis.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 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.
			FINDING	As noted above a connected transportation system can be achieved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 G.	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.
			<i>Staff Review</i>	Bike lanes are provided on Satterfield Drive extending to Sister City Park
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 H.	Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements. (Ord. 2971, 2016)
			FINDING	Utilities and City Staff were notified via email of the pending application on February 16, 2024. No comments were received with exception of the Public Works Memorandum (Attachment A). All City utilities are either adjacent to or can be extended to the subject property.

DECISION & CONDITIONS:

The Commission findings that the preliminary plat application from Satterfield Realty & Development LLC., for Greenfield Meadows Divisions 6, 7, and 8 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 4, 2024, shall be adhered to with exception of removing Development Condition 1. as a requirement of
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; and
2. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Krystal Chanda

Krystal Chanda, Chair
Planning & Zoning Commission
Authorized to sign 3/13/2024

STATE OF IDAHO)

SS:

County of Bannock)

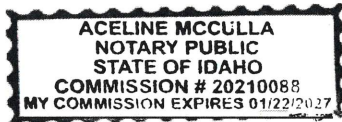
On this 15th day of March, 2024, before me, the undersigned, a Notary Public in and for the State, personally appeared Krystal Chanda, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

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

Aceline McCulla
NOTARY PUBLIC FOR IDAHO
Residing in Pocatello, Idaho

(Seal)



ATTACHMENT B

PUBLIC WORKS MEMORANDUM APRIL 10, 2024



Memorandum

To: Matthew Lewis, Senior Planner
From: Merril Quayle PE, Public Works Development Engineer *MQ*
Jacob Murphy, Senior Engineering Technician *jm*
Date: 04/09/2024
Re: Greenfield Meadows Div. 6 – City Council Final Plat (4/18/2024) Application #24-675

The Public Works Departments have reviewed the final plat/construction drawings application for the above-mentioned project the following changes and items shall be addressed and approved prior to beginning construction. Approval is contingent on the completeness, accuracy, serviceability, and compliance to City Standards.

1. Plat

- A. After approval by the City Council of the proposed final plat, Applicant will be required to enter into a Development Agreement with the City of Pocatello.
- B. Prior to recording the Plat, a more inclusive and comprehensive review shall be done, coordinate all plat correction through City Surveyor.
- C. Subdivision plat shall conform to all state and local laws and ordinances.
- D. Notes on the plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
- E. The City of Pocatello certificate to read: The plat on which this certificate appears is hereby approved and the dedications are hereby accepted by the City of Pocatello...
- F. If there are any CCR's, indicate and place recording number on the plat. Submit any CCR's associated with this plat to the City Engineering Department after recording.
- G. Provide adjoining property owners recorded deeds, a copy of all recorded easements and document(s), which grants the signatory to sign the plat on the behalf of the owner(s) to the City Surveyor for final review.
- H. The plat shall be reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
- I. The plat shall be black opaque ink, no gray scale or color
- J. 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 to minimize drainage to adjoining properties.

2. Construction Plans/Infrastructure

- A. Development Conditions
 1. Add a flanged tee and valve to end of waterline.
 2. This area was annexed 04/20/2017 Ordinance #2984 & 10/21/2021 Ordinance#3079 and is subjected to a "Water Right Value" per Resolution 2006-02. Based on the proposed development layout and land use, the "Water Right Value" payment due prior to recording of the plat will be \$8910.00.

B. General Conditions

1. Filing of a notice of intent (NOI) and a formal Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency (EPA) Construction General Permit (CGP) shall be submitted if the project requires, if required then a copy shall be submitted to the City.
2. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application. An individual who has successfully completed an approved training course and who has demonstrated competence, through education, training, and knowledge of the applicable laws and regulations in erosion and sediment, and is current on certifications shall be required to be the responsible person to oversee the plan (if certified person is unknown indicate that information will be submitted prior to any work to the site). Submittal shall meet the requirements of the federal construction general permit.
3. As a reminder at the time of home building, those homes built in the Wildland Urban Interface (WUI) area must adhere to the latest adopted WUI Fire Code. The Fire Code Official must perform a site assessment before the Certificate of Occupancy is signed. For questions about the Wildland Urban Interface code, contact the Code Official at 208-234-6203.
4. Stormwater design and construction shall meet the core elements in the Portneuf Valley Stormwater Design Manual such as but not limited to; on site retention of the 95% storm, treatment Design (volume, flow, and bypass), site passage of upland flow and site runoff, Operation and Maintenance Manual, access to pond and structures for maintenance.
5. Add a grading note to the effect that if there is more than 3 feet of fill, it needs to be placed in 8-inch lifts, compacted to 95% of maximum density. For building sites compaction tests are required denoting Lot/Block along with a map of all testing locations.
6. As-Built Drawings shall be submitted on Arch D (24" x 36").
7. Streetlights are required for this subdivision. Utility and street light design and placement shall be approved by the City of Pocatello.
8. Provide a copy of the bid schedule of the infrastructure for the City's year-end reporting.
9. Per **Section 500.04.16, City of Pocatello Design Principles and standards**, a pavement preservation technique "Fog Seal" of streets shall be required prior to the two (2) year warrantee 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; cost will be at the city's current rate at the time of billing. The city will bill the Developer after the work is completed if the City performs the work.
10. The developer will also be responsible to remove any sediment buildup in ponds constructed with the development as well as clean all storm water infrastructure prior to the two (2) year warrantee period.
11. The construction contractor will need to be bonded with the City of Pocatello for a minimum of \$50,000.00 or the subdivision shall be bonded per ordinance **16.24.110: SUBDIVISION SURETY BOND AND WARRANTY BOND**, a warranty bond for a minimum of twenty-five thousand dollars (\$25,000.00) or a maximum of five percent (5%) of one hundred twenty-five percent (125%) of the original cost estimate for the required infrastructure and improvements, whichever is the greater amount.

ATTACHMENT C
APPLICATION MATERIALS



PLANNING & DEVELOPMENT SERVICES
 PO Box 4169, 911 NORTH 7 AVENUE
 POCATELLO, IDAHO 83205
 PHONE (208)234-6184; FAX (208)234-6586
 planning@pocatello.us

FINAL PLAT APPLICATION

Received Date: 3.19.24 Meeting Date: 4.18.2024 Application #: 24-675
 Staff Assigned: ML Reference #: CK20825 Receipt Date: 3.22.2024

Filing Fee: \$250.00 + Survey Accuracy Review: \$250 + Number of Lots: 9 x \$25 = \$ 225.00 +
 Public Improvement Plan Review: \$200 + Number of Lots 9 x \$20 = \$ 180.00 = Total Due: \$ 1,105.00

Applicant:

Name: Satterfield Realty and Development, Inc
 Address: 3308 Autumn Rain Rd
Pocatello, ID 83201
 City, ST, ZIP:
 Phone: 208-232-1468
 Email: ryan@satterfieldrd.com

Representative (if applicable):

Name: _____
 Address: _____
 City, ST, ZIP: _____
 Phone: _____
 Email: _____

Engineer/Surveyor:

Name: Sunrise Engineering
 Address: 600 E. Oak St
 Phone: 208-234-0110

City, State, Zip: Pocatello, ID 83201
 Email: owen.campion@sunrise-eng.com

Project Information:

Proposed Subdivision Name: Greenfield Meadows Division 6 Is this a replat? Yes No
 Zoning: Residential Low Comprehensive Plan Designation: Residential
 Legal Description & Deed Instrument Number: RPCPP149901
 Location (Section, Township, Range): ne 1/4 of Section 7, T6S, R35E
 General Location: East of Greenfield Meadows Div 5, north of Crestview Div 4
 Total Acreage: 2.93 Total Number of Lots: 9

TERMS AND CONDITIONS

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 meeting date be scheduled, until all required information, identified on the application checklist, has been submitted and verified by City staff.

If the applicant is not the legal owner of record of the property, then an Affidavit of Legal Interest, signed by the owner, 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 Applicant: eSigned via SeamlessDocs.com
Owen Campion
Key: d89fa5d7c9fd3fca480cc22eae54315a _____ Dated: 03-18-2024
Ryan Satterfield - President *03/21/2024 01:23 PM*

GREENFIELD MEADOWS - DIVISION 6

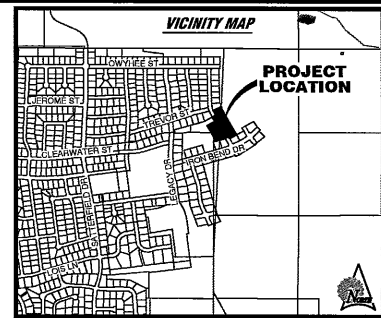
LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH,
RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

NORTH 1/4 CORNER OF
SECTION 7, FOUND 2"
ALUMINUM CAP AS
DESCRIBED PER CP & F
INST. NO. 94011573



LINE TABLE			
#	BEARING	DISTANCE	(REFERENCES)
L1	S 14°42'04" E	41.13'	
L2	N 30°16'07" W	36.58'	(P1 - S 30°16'07" E 36.00')
L3	S 59°43'53" W	60.00'	(P1 - N 59°43'53" E 60.00')
L4	N 30°16'07" W	77.14'	(P1 - S 30°16'07" E 77.14')
L5	N 59°43'53" E	60.00'	
L6	N 30°16'07" W	41.92'	(P2 - S 30°16'07" E 41.91')
L7	N 30°16'07" W	41.92'	(P2 - S 30°16'07" E 41.91')

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	320.00'	6°26'00"	35.93'	17.98'	S 27°03'07" E	35.91'
(P2-C1)	(26.00')	(8°28'07")	(35.60')	(17.86')	(N 27°40'07" W)	(35.91')
C2	350.00'	13°11'40"	80.50'	40.43'	S 23°40'47" E	80.32'
(P2-C1)	(30.00')	(13°14'47")	(80.50')	(40.43')	(S 23°44'47" E)	(80.32')
C3	350.00'	15°45'56"	96.31'	48.46'	S 09°12'23" E	96.00'
(P2-C1)	(30.00')	(15°48'59")	(96.31')	(48.46')	(S 09°12'23" E)	(96.00')
C4	320.00'	20°50'58"	116.45'	58.87'	S 13°24'32" E	115.80'
(P2-C1)	(30.00')	(20°53'14")	(116.45')	(58.86')	(S 13°28'35" E)	(115.81')



- LEGEND**
- FOUND SECTION CORNER AS NOTED
 - FOUND 1/4 CORNER AS NOTED
 - FOUND 2 INCH ALUMINUM CAP INSIDE MONUMENT VAULT AS NOTED
 - FOUND 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED "RMES PLS 2341"
 - FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "RMES PLS 2341"
 - FOUND 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED "RMES PLS 18971"
 - FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "RMES PLS 18971"
 - SET 5/8 BY 24 INCH REBAR WITH ALUMINUM CAP STAMPED "LS 13023"
 - SET 1/2 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023"
- 5 BLOCK 1** SUBDIVISION LOT/BLOCK NUMBER
- LOT 1/BLOCK 1** EXISTING SUBDIVISION LOT/BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
 - SUBDIVISION LOT LINES
 - STREET CENTERLINE
 - SECTION LINES
 - ADJACENT PROPERTY LINES
 - NEW EASEMENT SIDELINE
 - EXISTING EASEMENT SIDELINE
- (P1) RECORD INFORMATION PER CRESTVIEW ESTATES DIVISION 4 (INST. NO. 22308350)
- (P2) RECORD INFORMATION PER GREENFIELD MEADOWS DIVISION 5 (INST. NO. 21901147)

GREENFIELD MEADOWS - DIVISION 6
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH,
 RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SUNRISE ENGINEERING

COUNTY RECORDER'S CERTIFICATE

REVISIONS	SURVEYED BY: SRM, PS
1.	OFFICE WORK BY: MLM, MSB
2.	DATE: February 23, 2024
DRAWING: P:\Satterfield Realty & Development\10062-Greenfield Meadows Division 6 & Masterplan\SURVEY\CAD\Greenfield Meadows D6-Final Plat.dwg	
SCALE: 1 INCH = 50 FEET	PROJECT NO: 10062 SHEET 1 OF 2

GREENFIELD MEADOWS - DIVISION 6

LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH,
RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, BEING MONUMENTED WITH A 2" ALUMINUM CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION RECORDED UNDER INSTRUMENT NO. 94011573 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 89°52'32" EAST, FOLLOWING ALONG THE NORTH LINE OF SECTION 7, A DISTANCE OF 1209.36 FEET;

THENCE SOUTH 0°00'00" EAST, LEAVING SAID NORTH LINE OF SECTION 7, A DISTANCE OF 916.97 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 14°42'04" EAST A DISTANCE OF 41.13 FEET;

THENCE SOUTH 30°16'07" EAST A DISTANCE OF 455.16 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF CRESTVIEW ESTATES - DIVISION 4 (RECORD INST. NO. 22308350);

THENCE FOLLOWING ALONG THE BOUNDARY OF SAID CRESTVIEW ESTATES - DIVISION 4 FOR THE FOLLOWING SEVEN (7) COURSES:

1. SOUTHWEST 59°43'53" EAST A DISTANCE OF 125.00 FEET;
2. NORTH 30°16'07" WEST A DISTANCE OF 36.58 FEET;
3. SOUTH 59°43'53" WEST A DISTANCE OF 60.00 FEET;
4. SOUTH 73°34'44" WEST A DISTANCE OF 144.19 FEET;
5. NORTH 30°16'07" WEST A DISTANCE OF 279.40 FEET;
6. NORTH 59°43'53" EAST A DISTANCE OF 140.00 FEET;
7. NORTH 30°16'07" WEST A DISTANCE OF 77.14 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 3 OF GREENFIELD MEADOWS - DIVISION 5 (RECORD INST. NO. 21901147);

THENCE FOLLOWING ALONG THE BOUNDARY OF SAID GREENFIELD MEADOWS - DIVISION 5 FOR THE FOLLOWING FOUR (4) COURSES:

1. NORTH 59°43'53" EAST A DISTANCE OF 60.00 FEET;
2. NORTH 30°16'07" WEST A DISTANCE OF 41.92 FEET TO A POINT OF TANGENCY WITH A 320.00-FOOT-RADIUS CURVE WHOSE CENTER BEARS NORTH 59°43'53" EAST;
3. THENCE FOLLOWING SAID CURVE IN A CLOCKWISE DIRECTION THROUGH A CENTRAL ANGLE OF 88°28'00" FOR AN ARC LENGTH OF 35.93 FEET (THE CHORD OF SAID CURVE BEARS NORTH 27°03'07" EAST A DISTANCE OF 35.91 FEET) TO A POINT OF NON-TANGENCY;
4. NORTH 64°15'58" EAST A DISTANCE OF 134.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.93 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES DESCRIBED IN THE BOUNDARY DESCRIPTION AND SHOWN ON THIS PLAT UPON WHICH THIS CERTIFICATION APPEARS. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE MONUMENTATION SHOWN CONFORMS WITH THAT SET ON THE GROUND AND THAT THE PERTINENT STATUTES OF THE STATE OF IDAHO, TOGETHER WITH ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

MATTHEW S. BAKER _____ DATE _____



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS, LOTS AND STREET AND DO HEREBY WARRANT AND SAVE THE CITY OF POCATELLO AND THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF WE, THE OWNERS, TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCKS, LOTS AND STREET ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ARE GRANTED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES, DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT, AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

SATTERFIELD REALTY AND DEVELOPMENT, INC. (AN IDAHO CORPORATION)

RYAN S. SATTERFIELD
(PRESIDENT)

STEVEN FREI
(SECRETARY)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RYAN S. SATTERFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT, AND STEVEN FREI, KNOWN OR IDENTIFIED TO ME TO BE THE SECRETARY FOR SATTERFIELD REALTY AND DEVELOPMENT, INC. (AN IDAHO CORPORATION), THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS DAY AND THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC

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

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER _____ AND ARE HEREBY MADE A PART OF THE PLAT

IRRIGATION WATER RIGHTS STATEMENT

IT HAS BEEN DETERMINED THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS NOT LOCATED WITHIN THE BOUNDARIES OF AN EXISTING IRRIGATION DISTRICT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED 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 REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

CULINARY WATER

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

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HEREBY ACCEPTED BY THE CITY OF

POCATELLO, IDAHO, THIS _____ DAY OF _____, 20____.

BRIAN BLAD, MAYOR

KONNI KENDELL, CITY CLERK

MERRIL QUAYLE, ENGINEER FOR THE CITY

CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A LICENSED LAND SURVEYOR, HAVE CHECKED THIS PLAT AND THE COMPUTATIONS SHOWN HEREON AND FIND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO.

GERALD V. EVANS PLS 10342 _____ DATE _____
POCATELLO CITY SURVEYOR

COUNTY REVIEWING SURVEYOR'S CERTIFICATE

I, _____ A LICENSED LAND SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENT OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I

APPROVE THE SAME FOR FILING THIS _____ DAY OF _____, 20____.

BANNOCK COUNTY SURVEYOR PLS NO. _____

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE, I, JENNIFER CLARK, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.

THROUGH _____

JENNIFER CLARK, COUNTY TREASURER _____ DATE _____

COUNTY RECORDER'S CERTIFICATE

GREENFIELD MEADOWS - DIVISION 6

LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH,
RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY: SRM, PS
1.	OFFICE WORK BY: MLM, MSB
2.	DATE: February 23, 2024
DRAWING: P:\Satterfield Realty & Development\10062-Greenfield Meadows Division 6 & Masterplan\SURVEY\CAD\Greenfield Meadows DE-Final Plat.dwg	
SCALE: 1 INCH = 50 FEET	PROJECT NO: 10062 SHEET 2 OF 2

ATTACHMENT D
PLANNING & ZONING COMMISSION AGENDA
PACKET MARCH 13, 2024

A G E N D A
CITY OF POCATELLO
PLANNING & ZONING COMMISSION MEETING

MARCH 13, 2024 · 6:30 PM
COUNCIL CHAMBERS | 911 N. SEVENTH AVENUE

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with two (2) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.gov; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

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.

1. ROLL CALL AND DISCLOSURES

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.

2. APPROVAL OF MINUTES

The Commission may wish to waive the oral reading of the P&Z clarification and regular meeting minutes from February 14, 2024, and to approve the minutes as written. **(ACTION ITEM)** (Quasi-Judicial Public Hearing)

3. PUBLIC HEARING: ANNEXATION - FILE 24-334

This time has been set aside for the Commission to hear comments from the public regarding a City initiated annexation application to annex 33 acres (more or less) of land located along Kraft Road and Gathe Road. **(ACTION ITEM)** (Quasi-Judicial Public Hearing)

4. PUBLIC HEARING: PRELIMINARY PLAT - FILE 24-368

This time has been set aside for the Commission to hear comments from the public regarding a preliminary plat application request by Satterfield Realty and Development LLC, represented by Sunrise Engineering, to subdivide 23.52 acres (more or less) of land, located east of Greenfield Meadows Division 5 Subdivision and north of Crestview Division 4 Subdivision, to be known as Greenfield Meadows Divisions 6, 7, and 8. **(ACTION ITEM)** (Quasi-Judicial Public Hearing)

5. PUBLIC HEARING: PRELIMINARY PLAT - FILE 24-255

This time has been set aside for the Commission to hear comments from the public regarding a preliminary plat application request by 1324 East LLC, represented by Creek Hollow & Associates Inc., to subdivide 0.431 acres (more or less) of land into five (5) residential lots. located at 3634 Jason Avenue and east 188 feet of parcel. The Subdivision will be known as Gates Way. **(ACTION ITEM)** (Quasi-Judicial Public Hearing)

6. PUBLIC HEARING: PRELIMINARY PLAT - FILE 23-3374

This time has been set aside for the Commission to hear comments from the public regarding a preliminary plat application request by Millennial Development Partners LLC and Smart Town LLC, represented by Creek Hollow & Associates Inc., to subdivide 82.957 acres (more or less) of land into 17 commercial lots, located east of Olympus Drive and south of Northgate Parkway. The Subdivision will be known as Northgate Ridge. **(ACTION ITEM)** (Quasi-Judicial Public Hearing)



Planning & Development Services

PLANNING SERVICES

NEIGHBORHOOD & COMMUNITY SERVICES

911 NORTH 7TH AVENUE | P.O. Box 4169

POCATELLO, IDAHO 83205-4169

208.234.6184 WEB <https://www.pocatello.gov>

PLANNING & ZONING COMMISSION MEETING MARCH 13, 2024 STAFF REPORT

AGENDA NO.4

SUBDIVISION: Greenfield Meadows Divisions 6, 7, and 8 Subdivision(s) **FILE:** 24-368
APPLICANT/OWNER: Satterfield Realty & Development, LLC
SURVEYOR/ENGINEER: Sunrise Engineering
REQUEST: Preliminary Plat Subdivision Application
LOCATION: Generally east of Greenfield Meadows Division 5 and north of Crestview Div. 4
LOTS/UNITS: Division 6 = 9 Lots; Division 7 = 26 Lots; Division 8 = 27 Lots
STAFF: Matthew G. Lewis, M.S. 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, March 4, 2024, 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. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

REQUEST: The request is for preliminary plat approval of a subdivision to be known as Greenfield Meadows Divisions 6, 7, & 8 Subdivision(s). The proposed divisions entail the following: Division 6 covers 2.93 acres into nine (9) residential lots; Division 7 covers 10.27 acres proposing to subdivide 25 residential lots & one stormwater lot; Division 8 covers 10.32 acres proposing to subdivide 26 lots & one stormwater lot. The proposed property is generally east of Greenfield Meadows Division 5 and north of Crestview Estates Division 4. The application was submitted by Satterfield Realty & Development LLC, and the Engineer/Surveyor listed is Owen Campion of Sunrise Engineering.

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 27, 2024, and one (1) sign was posted on the subject property on February 28, 2024. All notices herein described have been provided at least fifteen (15) days prior to the public hearing. At the time of completion of this report, no written comment from the public has been received neither in support, neutral to nor in opposition to the application.

OPTIONAL MOTIONS:

1. **Approval of the Application:** "I move to approve the preliminary plat application from Satterfield Realty & Development LLC., for Greenfield Meadows Divisions 6, 7, and 8 Preliminary Plat subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions listed in the staff report: [cite findings for approval], and to authorize the Chair to sign the Findings of Fact and Decision."
2. **Denial of the Application:** "I move to deny the preliminary plat application from Satterfield Realty & Development LLC., finding the application does not meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, [insert any additional conditions of denial], and to authorize the Chair to sign the Findings of Fact and Decision."

ATTACHMENTS:

- A. Public Works Memorandum dated March 4, 2024
- B. Application & Preliminary Plat

Table 1. Preliminary Plat Review Criteria Analysis

REVIEW CRITERIA (16.20.050):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 A	The subdivision proposal complies with applicable provisions of this title.
			<i>Staff Review</i>	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.	The subdivision proposal complies with all applicable city design standards and development regulations.
			<i>Staff Review</i>	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations. See further discussion is for Criteria 16.20.050 A-H and the Public Works Memorandum (Attachment A).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 C.	The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.
			<i>Staff Review</i>	None of the subject parcels are located in a designated Deer Winter Range nor have slopes in excess of 15-percent therefore development is not subject to Sensitive Land Standards (Code Section 17.04.170) or Slope Development Standards (Code Section 17.05.100). All standards such as minimum lot size and applicable standards shall be met as part of development.
				16.20.070: EXPIRATION OF PLANNING AND ZONING COMMISSION'S DECISION:
				The commission's decision is valid for a period of two (2) years from the date the decision is reduced to writing and transmitted to the applicant, unless a final plat has been approved by the City Council. If the plat is being phased, the preliminary plat shall expire two (2) years following the date of approval of the final plat for the previous phase.
				A. The complete final plat application must be submitted to the planning and development services prior to the expiration of the two (2) year period.
				B. Failure to submit the complete final plat application prior to the two (2) year expiration date shall require the submittal of a new preliminary plat application pursuant to this chapter. The Planning & Zoning Commission may grant one (1) twelve (12) month extension in writing upon finding of good cause.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.20.050 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.
			<i>Staff Review</i>	R.O.W. Improvements: <i>Division 6</i> - Greenfield Drive will extend between Greenfield Meadows Division 5 and Crestview Estates Division 4; <i>Division 7</i> - Kolob Street will be extended north/south to Owyhee Street; <i>Division 8</i> - Several streets are proposed including Helem Street, Moab and Payette Streets.

				<p>WATER, SEWER, & STORMWATER: 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 shall be extended to each lot. All development must comply with City Erosion and Sediment Control and Stormwater management requirements. See the attached Public Works Memorandum (Attachment A) for additional comments/conditions pertaining to water, sewer and stormwater requirements.</p> <p>UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice on January 11, 2024. As of February 6, 2024, no comments have been received from the Utility providers receiving notice. The applicant is responsible for contacting all private utility companies for extension of services such as power, natural gas, and internet services. City Department comments/conditions are summarized in Attachment A.</p> <p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.20.050 E.</p> <p>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.</p>	
			<i>Staff Review</i>	Municipal Code subsection 16.20.030V states that a Traffic Impact Study (TIS) will be required for any subdivision creating one hundred (100) or more peak hour trips based on the Institute of Transportation Engineers' "Trip Generation Handbook" (current edition). Public Works officials are not requiring a TIF or traffic analysis.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.20.050 F.</p> <p>The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.</p>	
			<i>Staff Review</i>	As noted above a connected transportation system can be achieved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.20.050 G.</p> <p>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.</p>	
			<i>Staff Review</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.20.050 H.</p> <p>Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements. (Ord. 2971, 2016)</p>	
			<i>Staff Review</i>	Utilities and City Staff were notified via email of the pending application on February 16, 2024. No comments were received with exception of the Public Works Memorandum (Attachment A).
				All City utilities are either adjacent to or can be extended to the subject property.

AGENDA 4

ATTACHMENT A
PUBLIC WORKS MEMORANDUM
MARCH 5, 2024



Memorandum

AGENDA 4

To: Matthew Lewis, Senior Planner

From: Merril Quayle PE, Public Works Development Engineer *MB*
Jacob Murphy, Senior Engineer Technician *jm*

Date: 3/4/2024

Re: Greenfield Meadows Divisions 6-8 - P&Z Preliminary Plat (3/13/2024) Application 24-368

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 to minimize drainage to adjoining properties.

Development Conditions

1. New waterline on Greenfield Drive will be required to connect to existing waterline at the intersection of Greenfield Drive and Trevor Street.
2. Waterline will be required to loop from Moab Street to Iron Bend Drive.
3. Hydrants shall be required every 500 feet per City of Pocatello Standards.
4. Maximum valve spacing shall be 800 feet per City of Pocatello Standards.
5. Improved access to all storm water ponds shall be required.

General Conditions

1. 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.
2. All items above will need to be addressed in accordance with section **16.24.080(A): Recording of Final Plat** of the Subdivision Ordinance.
3. 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.

4. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application.
5. 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.
6. 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. If nothing has changed from the original model disregard.
7. Developer is responsible for effecting a "Fire Wise/ Fire Fuels Management Assessment and Evaluation" on all areas within the proposed subdivision. This Assessment and Evaluation must be completed by a local fire authority having jurisdiction (Pocatello Fire Department) and meet all current requirements of the City code. Developer must reduce fire fuels within the subdivision area on all vegetation to specifications provided by the Pocatello Fire Department. All Assessments and Evaluations as well as fuels reductions are at the developer's expense.
8. Utility and street light approval is required by the City.
9. US Mail box units required and location approved by the Post Master and the City of Pocatello.
10. This area was annexed 10/21/2021 Ordinance #3079 and is subjected to a "Water Right Value" per Resolution 2006-02.

ATTACHMENT B
APPLICATION WITH PRELIMINARY PLAT



PLANNING & DEVELOPMENT SERVICES
 PO Box 4169, 911 NORTH 7 AVENUE
 POCATELLO, IDAHO 83205
 PHONE (208)234-6184; FAX (208)234-6586
 planning@pocatello.us

PRELIMINARY PLAT APPLICATION

Received Date: 2.13.2024 Hearing Date: 2.13.2024 Application #: 24-368
 Staff Assigned: ML Reference #: CK 20732 Receipt Date: 2.15.2024
 Pre-App Review: _____

Filing Fee: \$565.00 + number of address labels 32 x \$2.00 per label = \$ \$64.00 + Engineering Survey Accuracy Review \$250 + the number of lots 62 x \$25 per lot = \$1,550 for a Total Due of \$ \$2,429.

Applicant/Owner:

Name: Satterfield Realty & Development, LLC
 Address: 3308 Autumn Rain Rd
Pocatello, ID 83201
 City, ST, ZIP:
 Phone: 208-232-1468
 Email: ryan@satterfieldrd.com

Representative (if applicable):

Name: _____
 Address: _____
 City, ST, ZIP: _____
 Phone: _____
 Email: _____

Engineer/Surveyor:

Name: Sunrise Engineering
 Address: 600 E. Oak St City, State, Zip: Pocatello, ID 83201
 Phone: 208-234-0110 Email: owen.campion@sunrise-eng.com

Project Information:

Proposed Subdivision Name: Greenfield Meadows Divisions 6, 7, & 8 Is this a replat? Yes No
 Zoning: RL Comprehensive Plan Designation: R
 Legal Description & Deed Instrument Number: RPCPP149901
 Location (Section, Township, Range): NE 1/4 of Section 7, T6S, R35E
 General Location: East of Greenfield Meadows Div 5, north of Crestview Div 4
 Total Acreage: 23.52 (2.93 Div 6, 10.27 div 7, 10.32 Div 8) Total Number of Lots: 62 (9 Div 6, 26 Div 7, 27 Div 8)

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 public hearing date be scheduled, until all required information, identified on the application checklist, has been submitted and verified by City staff.

The applicant or a representative must be present at the scheduled public hearing.

If the applicant is not the legal owner of record of the property, then an Affidavit of Legal Interest, signed by the owner, must be submitted with the application.

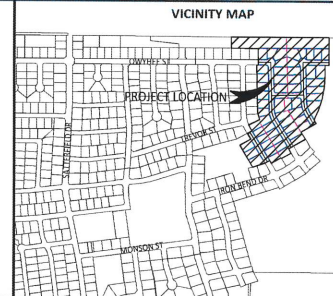
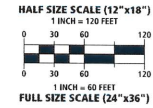
I hereby acknowledge that I have read this application and state that the above information is correct and agree to the above terms and conditions.

Signature of Applicant: eSigned via SeamlessDocs.com
Owen Champion
Key: 9e7b42a6957821db33ba31a894c79a8d

Dated: 02-13-2024

PRELIMINARY PLAT FOR: GREENFIELD MEADOWS DIVISIONS 6-8

LOCATED IN THE NE 1/4 OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO



POCATELLO CREEK DEVELOPMENT CO
INST. NO. 378089

POCATELLO CREEK DEVELOPMENT CO
INST. NO. 378089

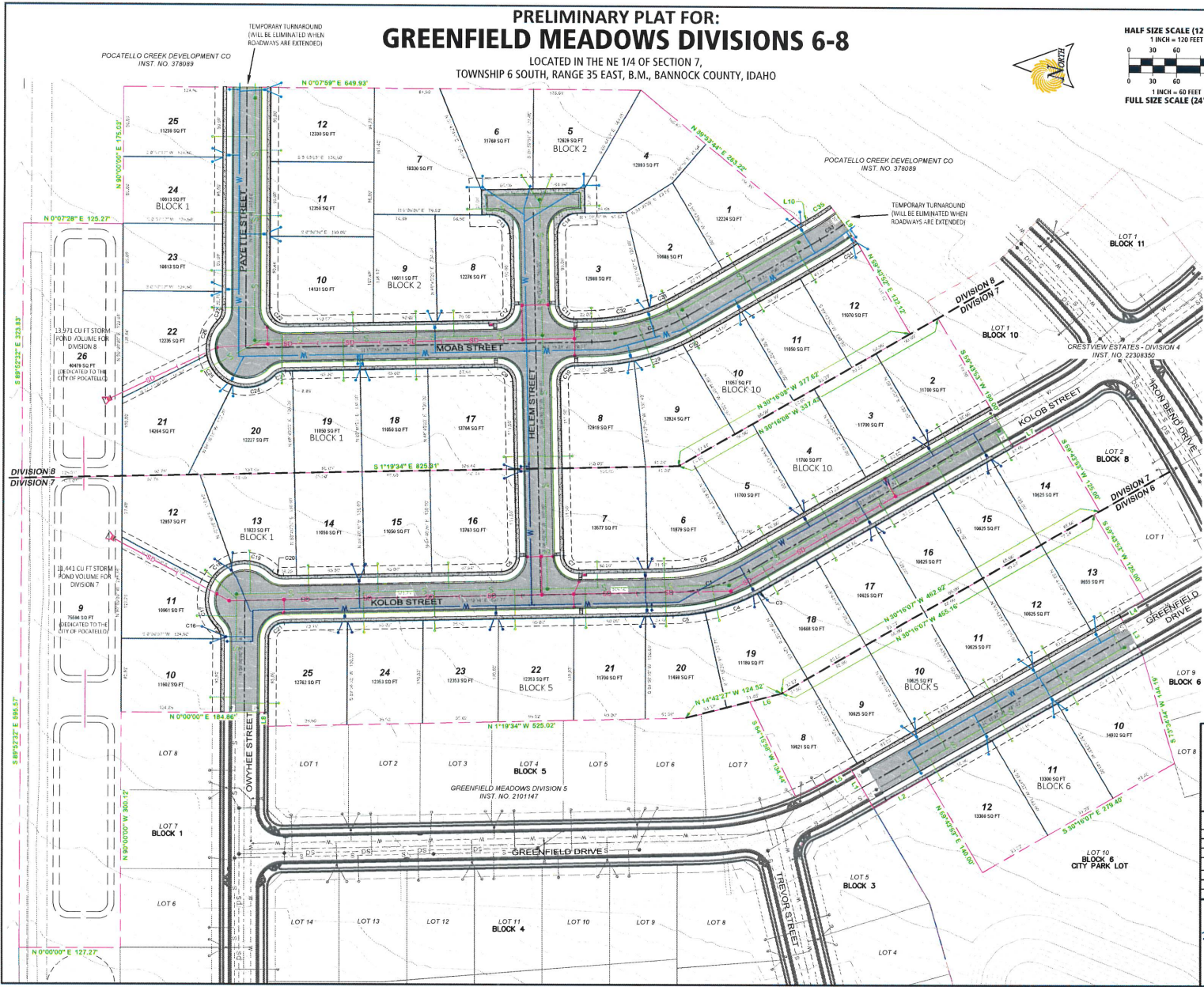
TEMPORARY TURNAROUND
(WILL BE ELIMINATED WHEN
ROADWAYS ARE EXTENDED)

LEGEND & NOTES	
[Red dashed line]	PROPOSED BOUNDARY LINE
[Blue dashed line]	PROPOSED PROPERTY LINE
[Black dashed line]	PROPOSED EASEMENT LINE
[Green dashed line]	PROPOSED CENTER LINE
[Black solid line]	SECTION LINE
[Blue dashed line]	EXISTING
[Red solid line]	PROPOSED
[Blue dashed line]	COUNTY LINES
[Blue dashed line]	WATER LINE
[Blue dashed line]	IRRIGATION LINE
[Red dashed line]	SEWER LINE
[Green dashed line]	STORM LINE
[Blue dashed line]	GAS LINE
[Blue dashed line]	TELEPHONE / FIBER LINE
[Blue dashed line]	CABLE TV LINE
[Black dashed line]	SIDEWALK
[Black dashed line]	STANDARD CURB / RIBBON CURB
[Blue dashed line]	FIRE HYDRANT / WATER VALVE
[Blue dashed line]	WATER METER / WATER SERVICE
[Blue dashed line]	IRRIGATION BOX / IRRIGATION SERVICE
[Red dashed line]	SEWER MANHOLE
[Green dashed line]	SEWER SERVICE
[Red dashed line]	STORM MANHOLE /
[Green dashed line]	STORM CATCH BASIN
[Black dashed line]	POWER POLE / POWER BOY

PRELIMINARY PLAT FOR:
GREENFIELD MEADOWS DIVISIONS 6-8
LOCATED IN THE NE 1/4 OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

DEVELOPER INFORMATION			
NAME	SATTFIELD REALTY & DEVELOPMENT, LLC		ADDRESS
CONTACT	RYAN SATTFIELD		3308 AUTUMN RAIN RD. POCATELLO, ID 83201
PHONE	208.320.1468		
SHEET INFORMATION			
CREATED	PROJECT #	DRAWN BY	CRC
02.11.2024	10062	REVIEWED	RMH
REVISION	REV #	CHECKED BY	RMH

	<p>SUNRISE ENGINEERING 600 EAST OAK STREET, POCATELLO, ID 83201 TELEPHONE: 208.224.0310 WWW.SUNRISE-ENG.COM</p>	<p>SHEET NUMBER 1 OF 2</p>



P:\Satfield\Ready\Development\10062-Greenfield Meadows Division 6 & Masterplan\10062-Greenfield Meadows Division 6 & Masterplan\SUNRISE\CAD\DWG\10062-Pre-plot.dwg Feb. 13, 2024 8:55am own.comput

PRELIMINARY PLAT FOR: GREENFIELD MEADOWS DIVISIONS 6-8

LOCATED IN THE NE 1/4 OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 88°41'40" W	30.00
L2	N 30°18'00" W	75.50
L3	S 88°41'40" W	30.00
L4	N 30°18'00" W	30.00
L5	S 30°18'00" E	43.50
L6	N 30°18'00" W	43.50
L7	S 30°18'00" E	82.22
L8	N 30°18'00" W	37.00
L9	N 63°27'40" E	30.00
L10	N 30°18'00" W	30.00

NOTES

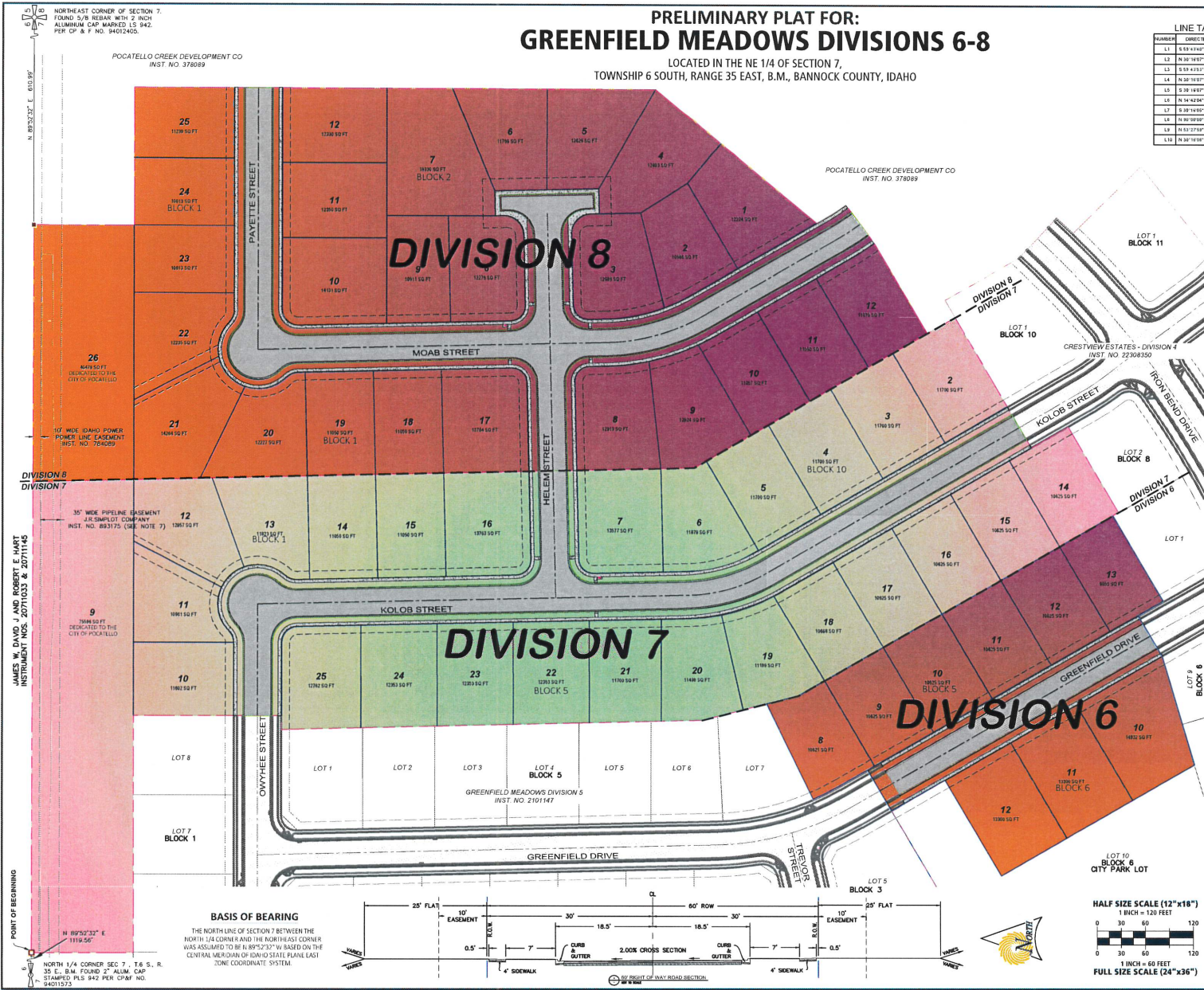
- GREENFIELD MEADOWS DIVISION 6
- EXISTING ZONING: RESIDENTIAL LOW DENSITY (RL)
 - LOT SIZE DATA
- MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
- PROPOSED MINIMUM LOT SIZE: 5,655 SQ. FT.
 - SUBDIVISION STATS
- TOTAL AREA: 2.29 AC
- 25 TOTAL RESIDENTIAL LOTS
- 1 COMMON LOT TO BE DELEGATED TO THE CITY OF POCATELLO (STORM WATER RETENTION)
 - GAS, POWER, CABLE TV ETC. TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 30' (10' WIDE UNLESS OTHERWISE NOTED)

- GREENFIELD MEADOWS DIVISION 7
- EXISTING ZONING: RESIDENTIAL LOW DENSITY (RL)
 - LOT SIZE DATA
- MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
- PROPOSED MINIMUM LOT SIZE: 10,625 SQ. FT.
 - SUBDIVISION STATS
- TOTAL AREA: 33.22 AC
- 25 TOTAL RESIDENTIAL LOTS
- 1 COMMON LOT TO BE DELEGATED TO THE CITY OF POCATELLO (STORM WATER RETENTION)
 - GAS, POWER, CABLE TV ETC. TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 30' (10' WIDE UNLESS OTHERWISE NOTED)

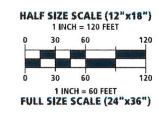
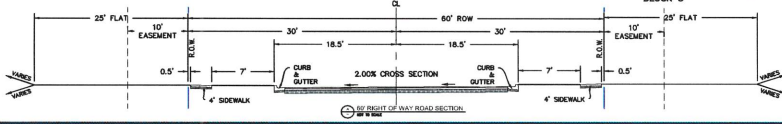
- GREENFIELD MEADOWS DIVISION 8
- EXISTING ZONING: RESIDENTIAL LOW DENSITY (RL)
 - LOT SIZE DATA
- MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
- PROPOSED MINIMUM LOT SIZE: 10,611 SQ. FT.
 - SUBDIVISION STATS
- TOTAL AREA: 33.92 AC
- 26 TOTAL RESIDENTIAL LOTS
- 1 COMMON LOT TO BE DELEGATED TO THE CITY OF POCATELLO (STORM WATER RETENTION)
 - GAS, POWER, CABLE TV ETC. TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 30' (10' WIDE UNLESS OTHERWISE NOTED)

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	28°30'44"	S 88°41'40" W	15.00	30.00	101.27	99.99
C2	38°30'44"	S 15°47'51" E	46.52	255.00	126.29	124.93
C3	1°18'12"	S 29°47'38" E	2.00	227.34	6.17	6.17
C4	17°42'27"	S 20°17'58" E	35.00	227.34	76.14	68.84
C5	10°18'42"	S 6°18'31" E	20.87	227.34	48.90	49.89
C6	39°30'44"	S 15°47'51" E	46.52	142.50	69.99	69.99
C7	90°00'00"	S 45°20'51" E	18.50	18.50	26.16	26.16
C8	90°00'00"	S 46°19'34" E	18.50	18.50	26.30	26.16
C9	39°30'44"	N 45°42'42" E	18.50	18.50	26.30	26.16
C10	39°30'44"	N 44°19'34" E	18.50	18.50	26.30	26.16
C11	39°30'44"	S 45°20'51" E	18.50	18.50	26.16	26.16
C12	90°00'00"	S 46°19'34" E	18.50	18.50	26.16	26.16
C13	90°00'00"	N 45°42'42" E	18.50	18.50	26.30	26.05
C14	39°30'44"	N 44°19'34" E	18.50	18.50	26.30	26.05
C15	44°24'58"	N 62°47'27" E	8.16	20.00	15.00	15.12
C16	44°24'58"	S 60°17'52" E	26.27	50.00	40.70	40.96
C17	44°24'58"	S 45°20'51" E	18.50	18.50	26.16	26.16
C18	44°24'58"	N 45°42'42" E	18.50	18.50	26.16	26.16
C19	61°31'17"	N 11°10'04" E	30.87	60.00	66.44	52.66
C20	44°24'58"	S 20°17'51" E	8.16	20.00	15.00	15.12
C21	88°40'23"	S 45°20'51" E	15.00	30.00	30.00	27.96
C22	91°19'32"	S 44°38'18" E	26.87	30.00	19.88	20.87
C23	44°24'58"	N 22°12'02" W	8.16	20.00	15.00	15.12
C24	55°28'55"	S 13°01'03" E	32.15	60.00	67.11	54.00
C25	60°30'00"	S 49°42'04" W	28.87	30.00	22.50	22.50
C26	64°24'58"	N 17°16'09" W	23.87	30.00	47.74	48.99
C27	44°24'58"	S 47°47'52" E	8.16	20.00	15.00	15.12
C28	10°48'40"	S 8°48'54" E	26.80	280.00	52.83	52.70
C29	12°21'08"	S 18°46'48" E	22.70	280.00	62.25	60.17
C30	4°44'44"	S 37°12'40" E	13.88	280.00	23.20	23.20
C31	2°21'08"	S 28°30'00" E	10.27	280.00	16.86	16.86
C32	10°24'00"	S 11°22'00" E	25.84	250.00	74.50	75.20
C33	6°15'00"	S 13°14'00" E	17.79	225.00	38.84	39.62
C34	6°15'00"	S 33°24'00" E	16.87	225.00	38.82	38.80
C35	6°15'00"	S 33°24'00" E	16.86	225.00	38.79	38.74



BASIS OF BEARING
THE NORTH LINE OF SECTION 7 BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER WAS ASSUMED TO BE N 89°52'33" W BASED ON THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.



**PRELIMINARY PLAT FOR:
GREENFIELD MEADOWS
DIVISIONS 6-8**
LOCATED IN THE NE 1/4 OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

DEVELOPER INFORMATION
NAME: SATTERFIELD REALTY & DEVELOPMENT, LLC
CONTACT: RYAN SATTERFIELD
PHONE: 208.337.1468
ADDRESS: 3308 AUTUMN RAIN RD, POCATELLO, ID 83201

SHEET INFORMATION
CREATED: 02.11.2024
PROJECT #: 10062
DRAWN BY: DKC
REVISED: _____
REV # _____
CHECKED BY: RMH

PROFESSIONAL ENGINEER
Ryan Satterfield
14022
STATE OF IDAHO
No. 11720
R. HEUSTLER

SUNRISE ENGINEERING
600 EAST GANX STREET, POCATELLO, ID 83201
TELEPHONE: 208.234.2110
WWW.SUNRISE-ENG.COM

SHEET NUMBER
2 OF 2

P:\Satterfield Realty & Development\10062-Greenfield Meadows Division 6 & 8\Masterplan\SUNRISE\CD\GRAPH - 6 Prelim-plat.dwg Feb. 13, 2024, 8:54am own.comput