



Bannock County, ID

05/31/2023

## SUCP-23-2

### Subdivision Concept Plan Application

**Status:** Active**Date Created:** May 3, 2023

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#### Applicant

Cardon Payne  
globallandworks@gmail.com  
1823 East Center St  
Pocatello, ID 83201  
2082428753

#### Primary Location

TBD Smith Canyon Road  
Lava Hot Springs, ID 83246

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#### Owner/Developer Information

**Are the Owner and Developer the same?****Owner Name**

GEOFFREY WILLIAMS

**Street Address**

9585 S. FRANDSEN ROAD

**City**

LAVA HOT SPRINGS

**State**

IDAHO

**Zip Code**

83246

**Email Address**

GEOFFREY\_WILLIAMS73@YAHOO.COM.AU

**Phone Number**

208-251-1981

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#### Site Information

**Proposed Subdivision Name**

ANGILEEN'S PLACE AT CANYON HEIGHTS

**Parcel Number(s)**

RPRRCNC000500, RPRRCNC000600

**Number of Lots**

2

**Quarter**

SE

**Section**

5

**Township**

10 SOUTH

**Range**

38 EAST

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**Subdivision Information****Current zoning**

Recreational

**Proposed uses of the property**

CABIN OR SINGLE FAMILY DWELLING

**Description of improvements proposed to be made or installed, and the time such improvements are proposed to be made or completed.**

ROAD AND UTILITIES COMPLETED AS PART OF CANYON CREEK SUBDIVISION PHASE 1, FALL 2021

**Proposed and/or existing deed restrictions, if any, including easements and rights-of-way.**

N/A

**Statement describing proposed water supply, sewage disposal, and drainage.**

INDIVIDUAL WELL AND SEPTIC

**Proposed utilities and location/placement of utilities.**

UNDERGROUND ELECTRIC

**Proposed fire suppression and prevention measures.**

N/A

**Proposed road name(s)**

N/A

**Will this be an Open Space designed subdivision?**

Yes

**Will you be requesting any design deviations?**

No

**Which design deviation will you be requesting?**

Section 404 Lots

**Explain the requested design deviation**

REPLAT OF 2 LOTS, TO ADJUST COMMON LOT LINE TO ALLOW FOR A MORE GRADUAL DRIVEWAY APPROACH.

**Will this be a phased subdivision?**

Please explain how the design deviation meets the variance requirements as outline in Section

No

2140 of the HSRDP as follows:

**Comments from Reviewing Agencies**

N/A

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**Subdivision Pre-development Meeting****Pre-development Meeting Date**

02/13/2023

**Comments from Pre-development Meeting**

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**Engineer/Planner/Surveyor Information****Engineer/Planner/Surveyor Name**

CARDON PAYNE - SURVEYOR

**Email**

GLOBALANDWORKS@GMAIL.COM

**Phone Number**

2082428753

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**Acknowledgement**

**I hereby acknowledge that I have read this application and state that the information on this application is correct to the best of my knowledge.**

**Electronic Signature [Typed Name of Applicant]**

CARDON PAYNE

**Date of Signature**

04/26/2023

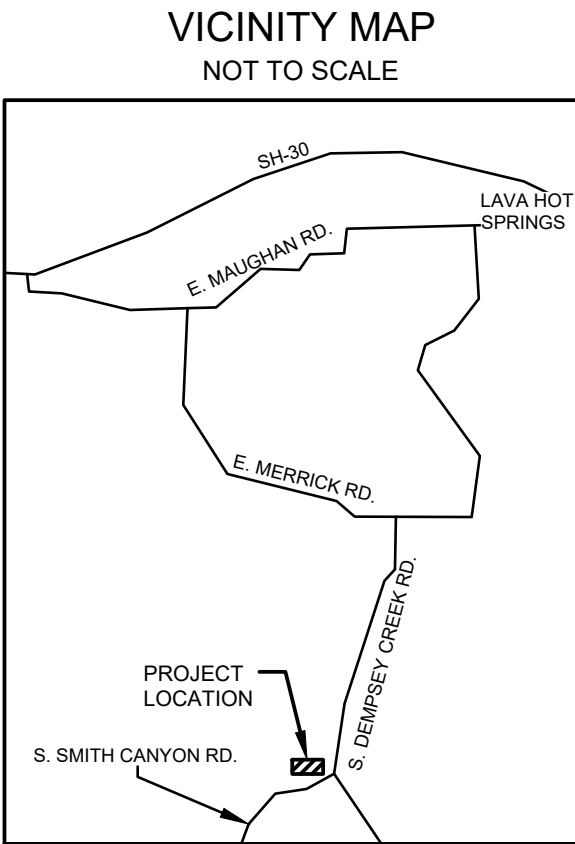
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**P&Z Council Public Hearing Information**

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CONCEPT PLAN OF  
ANGILEEN'S PLACE AT CANYON HEIGHTS

BEING LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE 1  
RECORDED UNDER INSTRUMENT #22211434,  
PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 10 SOUTH,  
RANGE 38 EAST, OF THE BOISE MERIDIAN IN BANNOCK COUNTY.



LEGEND

CENTER QUARTER CORNER AS NOTED

QUARTER CORNER AS NOTED

FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 8251"

FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS 13023"

SET 1/2" REBAR WITH PLASTIC CAP STAMPED "PLS 18405"

CALCULATED POSITION (NOTHING FOUND, NOTHING SET)

PARCEL BOUNDARY

SECTION LINE

LOT LINE

EASEMENT

EXISTING EASEMENT

DIMENSIONAL TIE LINE

ADJOINING PARCEL LINES

EXISTING FENCE LINE

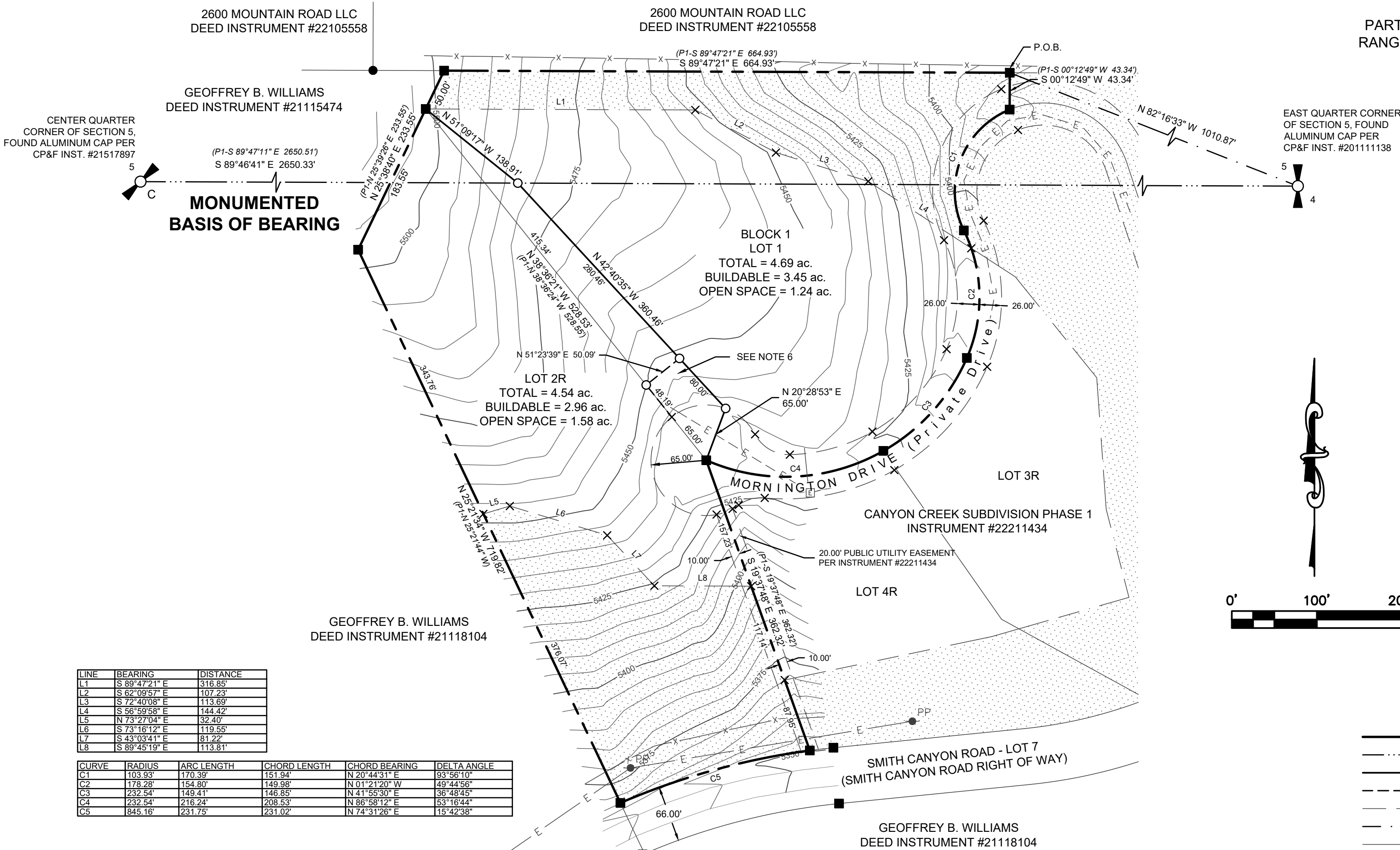
EXISTING OVERHEAD POWER

EXISTING UNDERGROUND POWER

EXISTING OPEN SPACE BOUNDARY

EXISTING OPEN SPACE

CANYON CREEK SUBDIVISION PHASE 1 INST. #22211434



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 89°47'21" E | 316.85'  |
| L2   | S 82°09'57" E | 107.23'  |
| L3   | S 72°40'08" E | 113.69'  |
| L4   | S 56°59'58" E | 144.42'  |
| L5   | N 72°27'00" E | 12.40'   |
| L6   | S 73°18'12" E | 119.55'  |
| L7   | S 43°03'41" E | 81.22'   |
| L8   | S 89°45'19" E | 113.81'  |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 103.93' | 170.39'    | 151.94'      | N 20°44'31" E | 103.93°     |
| C2    | 178.28' | 154.80'    | 149.98'      | N 01°21'20" W | 49.44°56"   |
| C3    | 232.54' | 149.41'    | 146.85'      | N 41°55'30" E | 36°48'45"   |
| C4    | 232.54' | 216.24'    | 208.53'      | N 86°58'12" E | 53°10'44"   |
| C5    | 845.16' | 231.75'    | 231.02'      | N 74°31'26" E | 15°42'38"   |

BOUNDARY DESCRIPTION

LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE 1 INSTRUMENT #22211434, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, STATE OF IDAHO.

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 5, T. 10 S., R. 38 E., B.M., THENCE ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 5 S 89°46'41" E 2650.33' TO THE EAST QUARTER CORNER OF SAID SECTION 5, THENCE N 82°16'33" W 1010.87' TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 1 OF SAID CANYON CREEK SUBDIVISION PHASE 1 ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF LOT 5 FOR THE FOLLOWING FIVE (5) COURSES:

- 1) ALONG THE WEST LINE OF SAID LOT 5 S 00°12'49" W 43.34' TO THE NORTHERLY LINE OF LOT 3, BLOCK 1 BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT;  
CHORD = S 20°44'31" W 151.94' TO CURVE TO THE LEFT;
- 2) ALONG SAID CURVE TO THE LEFT 170.39' (CURVE DATA: RADIUS = 103.93'  
CHORD = S 20°44'31" W 151.94' TO CURVE TO THE LEFT;
- 3) ALONG SAID CURVE TO THE RIGHT 154.80' (CURVE DATA: RADIUS = 178.28'  
CHORD = S 01°21'20" W 149.99' TO A CURVE TO THE RIGHT;
- 4) ALONG SAID CURVE TO THE RIGHT 149.41' (CURVE DATA: RADIUS = 232.54'  
CHORD = S 41°55'30" W 146.85' TO A CURVE TO THE RIGHT;
- 5) ALONG SAID CURVE TO THE RIGHT 216.24' (CURVE DATA: RADIUS = 232.54'  
CHORD = S 86°58'12" W 208.53' TO THE CORNER OF LOTS 4, 5 AND 6, BLOCK 1 OF SAID SUBDIVISION;

THENCE ALONG THE COMMON LINE OF LOTS 4 AND 6, BLOCK 1 S 19°37'48 E 362.32' TO THE NORTHERLY RIGHT OF WAY LINE OF SMITH CANYON ROAD BEING A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT 231.75' (CURVE DATA: RADIUS = 845.16' CHORD = S 74°31'26" W 231.02') TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 1 OF SAID SUBDIVISION;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6 N 25°21'34" W 719.82' TO THE NORTHWESTERLY CORNER OF SAID LOT 6;

THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 6 N 25°38'40" E 233.55' TO THE NORTHWESTERLY CORNER OF LOT 5, BLOCK 1 OF SAID SUBDIVISION;

THENCE ALONG THE NORTH LINE OF SAID LOT 5 S 89°47'21" E 664.93' TO THE NORTHEAST CORNER OF LOT 5 BEING THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 9.23 ACRES MORE OR LESS

OWNER/APPLICANT

GEOFFREY WILLIAMS  
9585 S. FRANDSEN  
LAVA HOT SPRINGS, IDAHO 83246  
208.251.1981

SURVEYOR

GLOBAL LAND WORKS  
1823 EAST CENTER ST.  
POCATELLO, ID 83201  
208.242.8753

FLOOD PLAIN DESIGNATION

ZONE X PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 675 OF 925,  
MAP NUMBER 16005C0675D, EFFECTIVE DATE JULY 7, 2009.

ZONING

SUBJECT PROPERTY AND ADJACENT LANDS ZONED RECREATIONAL (REC)

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 5 AND 6 OF CANYON CREEK SUBDIVISION PHASE1 INSTRUMENT #22211434 TO ALLOW FOR A MORE GRADUAL DRIVEWAY ACCESS INTO LOT 6.
- 2) MORNINGTON DRIVE IS A PRIVATE DRIVE AND IS ENCOMPASSED BY A 52.00' WIDE EASEMENT THAT IS DEDICATED FOR ALL ADJACENT LOT OWNERS FOR ACCESS AND PUBLIC UTILITIES.
- 3) PER THE BANNOCK COUNTY SUBDIVISION ORDINANCE SECTION 404.B, ALL LOTS THAT HAVE SLOPES IN EXCESS OF 20% GRADE OVER MORE THAN 25% OF THE LOT, MUST BE RESTRICTED AND ARE MARKED WITH AN "R" ON THIS DOCUMENT.
- 4) LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
- 5) LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL WELLS PER IDWR.
- 6) A CROSS ACCESS EASEMENT GRANTED TO LOT 1 FOR A SHARED DRIVEWAY APPROACH TO MORNINGTON DRIVE.
- 7) LOTS IN THIS SUBDIVISION ARE NOT PERMITTED DIRECT ACCESS TO SMITH CANYON ROAD.



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| 1823 East Center Street, Pocatello, Idaho 83201 Phone: 208.242.8753<br>globallandworks@gmail.com globallandworks.com |                  |
| ANGILEEN'S PLACE AT CANYON HEIGHTS   |                  |
| Drawn By: C. PAYNE   | Scale: 1" = 100' |
| Date: 05/03/2022   | Project: 22013   |