



BANNOCK COUNTY

Planning & Development

5500 S. 5th Ave. * Pocatello, ID 83204

(208)236-7230 * Fax (208) 232-2185

SCP230003

Subdivision Concept Plan

Status: OPEN

Date Created: August 01, 2023

Case Name:

Marshall's Fields Subdivision

Location:

RPR4223028105

People

Applicant

Mandy Madrid

Engineer

Nate Reeve assisted by Mandy Madrid - Reeve and Associates

Property Owner

MCH Jensen Rd. LLC

Surveyor

Nate Reeve

Application Details

Subdivision Current Site Information

Is the parcel(s) located in an Area of City Impact?

No

Yes, please indicate area of city impact.

No Information

Does the parcel(s) border city boundaries?

No

Date of Rezone Approval

8/16/2022 12:00:00AM

Date of Variance Approval

No Information

Existing deed restrictions, easements, and rights-of ways

None

Is there an existing mortgage?

No

Are any of the parcels located in the FEMA designated floodplain/floodway?

No

Drainage and natural features of the site (topography, slope, creeks, streams, etc.)

Lava out cropping, and existing irrigation ditch to remain in place

Is the parcel over 5,000 feet elevation or located within the designated Important Wildlife Habitat?

Yes

Parcel number(s)

RPR4223028105

Has the property been rezoned?

Yes

Does the proposed subdivision have any existing well, septic, or structures?

No

Section, Township, and Range

S26-T9S-R36E

Total acreage of parcel(s)?

68.09

Has there been a Variance applied for in regards to this property?

No

Zoning of parcel(s)?

Residential Rural District

Concept Plan Information

1. Proposed tentative plan is in conformance with the Bannock County Comprehensive Plan; is in conformance with all applicable provisions of the this Ordinance, other County Ordinances, and Idaho Code.

Yes, we are in compliance

2. Proposed roads and bridges will be designed and constructed according to Section 402 of this Ordinance. If a design deviation is requested, it shall equal or exceed those standards for its purpose.

The private roads will be built to county standard.

3. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.

No

4. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition.

No

5. The blocks of lots are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.

Yes

6. The proposed property is physically suitable for the type and proposed density of development and conforms to existing zone standards.

Yes

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

N/A

2140.020.A.1. That literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objective of these Standards.

No Information

2140.020.A.2. That there are extraordinary site characteristics applicable to the property involved or to the intended use of the property, which does not generally apply to other properties.

No Information

2140.020.A.3. That literal interpretation and enforcement of the regulation would deprive the Applicant of privileges enjoyed by the owners of other properties.

No Information

2140.020.A.4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties.

No Information

2140.020.A.5. That the granting of the variance will not be detrimental to the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity.

No Information

If this is an open space design subdivision, will you be requesting the following deviation: Section 404 Lots? If yes, please comment deviation details.

Yes A design deviation is being requested to allow 26 lots off of one access due to the fact that our land is restricted to only one access.

If this is an open space subdivision, will you be requesting the following deviation: Section 403 Blocks? If yes, please comment deviation details.

No

Proposed fire suppression and prevention measures.

The developer is working with the Fire District on the fire suppression system requirement.

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

Installing a private road and power.

Number of Lots

24.00

Will this be an Open Space designed subdivision?

Yes

Will this be a phased subdivision?

No

If so, please indicate the number of phases and describe the timing of the total project and intervals between phases.

No Information

Proposed road name(s)

Marshalls Way and Harris Loop

Proposed uses of the property

Residential

If this is an open space design subdivision, will you be requesting a design deviation from Section 402 Roads, Bridges, Streets?

No

Subdivision Pre-Development Meeting Date

7/20/2023 12:00:00AM

Proposed Subdivision Name

Marshalls Fields Subdivision

Proposed utilities and location/placement of utilities.

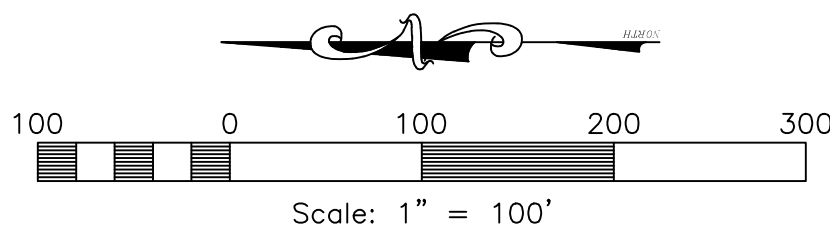
Power - within the public utility easement.

Proposed water supply, sewage disposal, and drainage.

Individual Well and septic. Retention to be contained within open space parcels



VICINITY MAP
NO SCALE



- DEVELOPMENT NOTES:**
1. INDIVIDUAL WELLS AND SEPTIC SYSTEMS WILL BE INSTALLED ON EACH LOT.
 2. STORM DRAINAGE IS TO BE RETAINED WITHIN THE OPEN SPACE PARCELS.
 3. OPEN SPACE PARCELS ARE TO BE RETAINED BY THE DEVELOPER AND IS TO BE UNDEVELOPED.
 4. POWER WILL BE STUBBED TO EACH LOT AND WILL BE INSTALLED IN THE PROPOSED 15' UTILITY EASEMENT.
 5. THE PRIVATE ROADWAY WILL BE CONSTRUCTED TO BANNOCK COUNTY STANDARDS.
 6. ALL LOTS WILL BE REQUIRED TO ACCESS FROM INTERIOR ROADS.

Marshalls Fields Subdivision Block 1

Bannock County, Idaho

Design Table	
Total Area.....	66.71 ac.
Open Space.....	34.20 ac. (51.3%)
Density.....	3.03 lots/acre
Total Lots Proposed.....	22 lots

Developer:
Tanner Harris
4555 Burley Dr., Ste. B
Pocatello ID. 83202
(702) 499-9349

Reeve & Associates, Inc.
5160 S. 1500 W., RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-5666 WWW: WWW.REEVE.CO
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION	COUNTY COMMENTS
1	8-22-23		

**Marshalls Fields Subdivision
Block 1**
PART OF THE NORTHEAST 1/4 OF SECTION 26 T.9S., R.36E.,
WEBER COUNTY, UTAH

Concept Plan

--

Project Info.	
Engineer:	N. Reeve
Planner:	C. Cave
Designer:	
Date:	02-17-2023
Name:	MARSHALLS FIELDS
	SUBDIVISION
Number:	8135-01

Sheet	1
1	Sheets