



BANNOCK COUNTY

Planning & Development

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

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

RZO230002

Rezone

Status: OPEN

Date Created: October 02, 2023

Case Name:

Houghton Rezone

Location:

, Pocatello, Idaho 83204

People

Applicant

Glen & Maria

Property Owner

Glen Houghton

Application Details

Parcel Number(s)

Parcel Number(s)

RPR3853022314

Parcel Zoning

Please select your parcel zoning

Light Industrial/Wholesale

Acreage

Total Acres

3.97

Rezone Narrative Standards

A. The uses allowed in the proposed district would be compatible with surrounding uses.

Proposing to change to Residential Suburban. The change would make the parcel the same zone as surrounding zoning.

B. The proposed zoning district would not adversely affect the surrounding neighborhood's stability and property values.

The surrounding area is zoned Residential suburban, the same as surrounding zone.

C. The applicant has shown that there is a need for the proposed zoning district in the County or at the proposed location.

The applicant plans to sell the property. as well as others surrounding it and will not be able to do so as Light Industrial

D. The public cost resulting from the change in land use would not be excessive when compared with the public benefit derived from the change in land use.

The change wont be, the rest of the land in the area is of a residential zone, so the future uses would be more combatable with surrounding uses

E. Adequate public services, utilities, and facilities would be available to serve the changed land use.

Public services, utilities, and facilities would be available as they are on surrounding parcel

F. The proposed zoning district would not allow uses that would be detrimental to the environment of the immediate neighborhood.

The zone is being changed to the same zone as surrounding areas, thus bringing allowed uses into similarity with surrounding zones

G. The requested change would be in accordance with the goals and policies of the County Comprehensive Plan.

it is and is shown in the Future Land Use plan already being Residential Suburban

P&Z Council Public Hearing Info

Appeal Window Closes

No Information

Appeal Window Opens

No Information

Council Decision

No Information

Date of Recorded Findings

No Information

Findings Inst. #

No Information

Hearing Date

No Information

County Commissioners Hearing Info

Appeal Window Closes

No Information

Appeal Window Opens

No Information

Commissioners Decision

No Information

Date of Recorded Resolution

No Information

Hearing Date

No Information

Resolution Inst. #

No Information



Parcel 3

Part of Section 21, Township 6 South, Range 34 East Boise Meridian, Bannock County, Idaho, described as;

Commencing at the East Quarter corner of Section 21, Township 6 South, Range 34 East and running thence S $88^{\circ}37'54''$ W 1305.80 feet along the latitudinal centerline of said Section 21 to the Center-East 1/16 corner of said Section, said point being marked with a 1-inch iron pipe, also being the **True Point of Beginning**;

Thence S $00^{\circ}43'48''$ W 250.00 feet along the East 1/16 line of said Section to a 1/2-inch rebar with plastic cap marked PLS 15295;

Thence S $90^{\circ}00'00''$ W 100.00 feet to a 1/2-inch rebar with plastic cap marked PLS 15295; Thence N $30^{\circ}40'38''$ W 284.72 feet to the latitudinal centerline of said Section, said point being marked with a 1/2-inch rebar with plastic cap marked PLS 15295;

Thence N $88^{\circ}49'14''$ E 248.50 feet along said latitudinal centerline to the **Point of Beginning**.

Parcel contains ± 1.00 acres

Together with an access easement per Instn. #282984

Subject to an access easement:

A strip of land being twenty feet wide, ten feet on each side of the described centerline, located within Section 21, Township 6 South, Range 34 East Boise Meridian, Bannock County, Idaho, described as;

Commencing at the East Quarter corner of Section 21, Township 6 South, Range 34 East and running thence S $88^{\circ}37'54''$ W 1305.80 feet along the latitudinal centerline of said Section 21 to the Center-East 1/16 corner of said Section, said point being marked with a 1-inch iron pipe, thence S $88^{\circ}49'14''$ W 109.84 feet along said latitudinal centerline to a non-tangent curve to the left, also being the **True Point of Beginning**;

Thence along said curve to the left 46.99 feet (Curve Data: Radius = 100.00, Delta = $26^{\circ}55'33''$, Chord = S $39^{\circ}12'02''$ W 46.56') to a compound curve to the left;

Thence along said curve to the left 35.81 feet (Curve Data: Radius = 35.00, Delta = $58^{\circ}36'55''$, Chord = S $03^{\circ}34'12''$ E 34.26');

EXHIBIT A

An irregular strip of land, over and across a portion of the land described in deed instrument 20916618, being approximately 1300 feet long being bounded on the West side, by the Easterly Right of Way Line of Facer Mountain Drive, and bounded on the East side by the South and the West boundary line of the land described in deed instrument 22004502 of the lands of Glen and Maria Houghton, as depicted on record of survey map, recorded in the records of Bannock County Idaho, as instrument 20917083, said strip of land located in the Southeast 1/4, of Section 21, Township 6 South, Range 34 East, Boise Meridian, Bannock County Idaho, more particularly described as follows:

Commencing at the Center 1/4 Corner of Section 21, Township 6 South, Range 34 East, Boise Meridian, being marked by a Bannock County Brass Cap monument, and described in corner perpetuation and filing record, instrument no. 796936, of the records of Bannock County Idaho;

Thence South 00°01'01" West, along the Meridional center line of Section 21 (Basis of Bearing per the Idaho State Plane Coordinate System, East Zone), a distance of 655.01 feet, more or less, to a point on the boundary line of said land described in deed instrument 20916618, **THE TRUE POINT OF BEGINNING**;

Thence North 88°41'57" West, along said boundary line, a distance of 642.15 feet, to a point on the East Right of Way Line of Facer Mountain Drive;

Thence South 01°18'03" West, along said Right of Way line, a distance of 25.00 feet;

Thence South 88°41'57" East, leaving said Right of Way Line, a distance of 542.71 feet;

Thence South 71°42'14" East, continuing along said boundary line, a distance of 103.64 feet;

Thence South 88°37'34" East, a distance of 145.80 feet;

Thence South 88°37'34" East, on an extension of the aforementioned boundary line, and leaving said boundary line, a distance of 319.84 feet, being marked by a 1/2" dia. iron pin with a plastic cap inscribed PLS 10342; Thence North 84°09'45" East, a distance of 248.80 feet, being marked by a 1/2" dia. iron pin with a plastic cap inscribed PLS 10342;

Thence North 00°50'01" West, a distance of 50.00 feet, to a point on the South boundary line of the land described in deed instrument 22004502, of the lands owned by Glen A. Houghton and Maria A. Houghton;

Thence South 89°10'10" West, along said South boundary line, a distance of 50.00 feet to the Southwest corner of said land;

Thence North 00°01'16" East, along the West boundary line of said land a distance of 50.00 feet;

Thence North 89°58'44" West, leaving said West boundary line, a distance of 50.00 feet;

Thence South 00°01'16" West, parallel with said West boundary line a distance of 59.48 feet;

Thence South 84°04'09" West, a distance of 146.37 feet to **THE TRUE POINT OF BEGINNING**

Comprising 1.28 Acres More or Less.



RECORD OF SURVEY

RYAN HOUGHTON
A PORTION OF
DEED INST. NO. 20916618
LOCATED IN A PORTION OF
SE 1/4 OF SECTION 21,
T. 6 S., R. 34 E., B.M.,
BANNOCK COUNTY, IDAHO

C 1/4 COR. SEC. 21,
FOUND IRASS CAP MONUMENT
CP&F INST. NO. 798936

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE AN EASEMENT OVER AND ACROSS
THE LAND DESCRIBED IN DEED INSTRUMENT 20916618, AND WAS DETERMINED
FROM THE FOUND MONUMENTS PER RECORD OF SURVEY MAP INSTRUMENT
20917083

SEE RECORD OF SURVEY
INST. NO. 738462

PAUL R REID JR.
DEED INST. NO. 20601500

DALE JONES
DEED INST. NO. 21205447

RYAN & HOLLY HOUGHTON
DEED INST. NO. 20916618

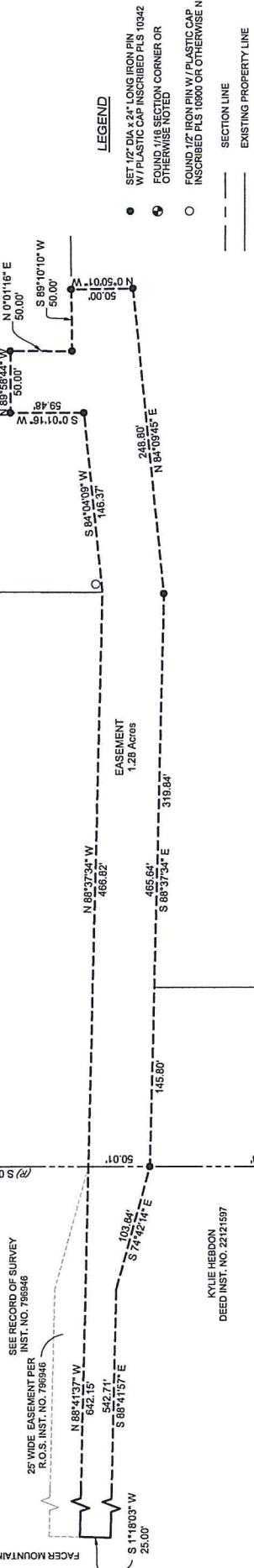
GLEN & MARIA HOUGHTON
DEED INST. NO. 22204502

PAUL MOUNTAIN DRIVE
DEED INST. NO. 20206190

KYLIE HEDDON
DEED INST. NO. 22121507

SEE RECORD OF SURVEY
INST. NO. 798946

LEGEND



RECOORDER CERTIFICATE

SURVEYORS CERTIFICATE

I, GERALD V. EVANS 1052 IDAHO, HEREBY CERTIFY THAT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE
LAWS, CHAPTER 19, TITLE 35, IDAHO CODE.

GERALDV. EVANS PLS-10342 DATE

RECORD OF SURVEY

RYAN HOUGHTON

A PORTION OF

DEED INST. NO. 20916618

LOCATED IN A PORTION OF

SE 1/4 OF SECTION 21,

T. 6 S., R. 34 E., B.M.,

BANNOCK COUNTY, IDAHO



DRAWN BY:	RP
PROJECT NO.:	23-005
DATE:	JUNE 2023
SHEET:	1 of 1
CP&F INST. NO.:	62000840