



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°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°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°00'00" W 100.00 feet to a 1/2-inch rebar with plastic cap marked PLS 15295;

Thence N 30°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°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 Instr. #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°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°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°55'33", Chord = S 39°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°36'55", Chord = S 03°34'12" E 34.26');

GLEN AND MARIA HOUGHTON

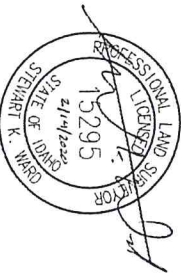
LOCATED IN GOVERNMENT LOT 10
BEING THE NE 1/4 NW 1/4 SE 1/4 SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

LEGEND

- Parcel Boundary
- Fence Lines
- Adjoining Parcels
- Easements
- Section Line
- (R) Restricted Parcel (See Note #3)
- Set 1/2" Rebar with Plastic Cap PLS 15295
- Found 1/2" Rebar w/ Plastic Cap marked PLS 10900 per RDS Instr. #20917043
- Found monument as noted
- Calculated Position
- Record Bearing & Distance per unrecorded survey by W.P. Haveror dated 1930, revised 1945
- Record Bearing & Distance per unrecorded survey by James A. Higgins dated 1947
- Record Bearing & Distance per RDS Instr. #729971

NOTES

- The Bannock County office of Planning & Development Services approved the division of land as one time minor land division for industrial use only. Suitability of the property for other purposes will be evaluated at the time the property is rezoned. All conditional use permits with the exception of those for agricultural uses are allowed if a conditional use permit or a rezoning is approved. If the property is rezoned, the new parcels will need to comply with the new zoning standards before a building permit is issued. Suitability of the property for building purposes will be evaluated at the time of the building permit application. Any further division of parcels shown in this survey will require a subdivision plat and possible connection to the City of Pocatello services.
- Per the Bannock County Zoning Ordinance any road that services two or more residences or non-agricultural buildings must be designed and constructed to meet county standards, as given in the Bannock County Zoning Ordinance. For more information, please contact the Bannock County Office of Planning & Development Services.
- 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.



SURVEYORS CERTIFICATE

I, Stewart K. Ward, a Licensed Professional Land Surveyor in the state of Idaho do hereby certify that this plot is an accurate representation of this survey completed under my supervision.

COUNTY RECORDERS CERTIFICATE

Instr. No. 22002A784
Date 11/8/20 Time 11:53
Records of Bannock County
State of Idaho
Jason Dixon by Stewart K. Ward
County Recorder

RECORD OF SURVEY



Glen and Maria Houghton
Drawn By: AJT Scale: 1"=60'
Date: 2-14-2020 Project: 19058

Monumented Basis of Bearing

SURVEY NARRATIVE

- The purpose of this survey is to divide deed instr. #807261 into three (3) parcels using the Bannock County Minor Land Division process.
- The breakdown of Section 21 in RDS Instr. #20917043 by Rodney T. Burch was done incorrectly. Burch used the midpoint between the 1/4 corners to establish the 1/16th corners of the Section. According to the QLO notes dated 1875 and RDS Instr. #20911641 by Bryce D. Jolley, the three-mile method is the correct method to establish the southeast 1/16th corner of Section 21. I contacted Burch and he recognized that his Section breakdown was incorrect.
- Burch monumented the west-east 1/64th corner on the latitudinal centerline at the midpoint between the center 1/4 corner and the calculated center-east 1/16th corner. I found a Bannock County brass cap monument approximately 9 feet east of Burch's monument. The Bannock County brass cap is shown on unrecorded survey by James A. Higgins dated 1947 and RDS Instr. #21608853 by Matt S. Baker. I held the Bannock County brass cap as the west-east 1/64th corner of Section 21.
- Burch calculated, but did not monument, the center-east 1/16th corner of Section 21 by the using the midpoint between the center 1/4 corner and east 1/4 corner of Section 21. This is the same method used by the QLO in 1875 per the three-mile method. However, I found later surveys that indicate the position of the 1/16th corner is not a midpoint split between the 1/4 corners. Surveys by Hall (1928), Haveror (1945), and RDS Instr. #729971 (1984) indicate that the distance from the center 1/4 corner to the center-east 1/16th corner is 13+4 feet and the distance from the center-east 1/16th corner to the east 1/4 corner is 1306 feet. Additionally, Jacobson and Hall show the 1/16th corner being monumented with a pipe. I found and held the 1-inch pipe, which matched the record distances.
- I elected to hold Burch's monuments as the northwest and southwest corners of Deed Instr. #807261, instead of using the three-mile method Section breakdown to establish the NE 1/4 NW 1/4 SE 1/4 of Section 21. The affected landowners, Glen and Maria Houghton and Ryan and Holly Houghton agreed that this was the best course of action to maintain harmony and eliminate confusion in the future. The 1-inch pipe was held as the center-east 1/16th corner and the 1/2" rebar with plastic cap per RDS Instr. #20911641 was held as the southeast 1/16th corner to establish the east 1/16th line of Section 21.



BAISIS OF BEARING

Basis of bearing per Idaho State Plane Coordinate System — East Zone. GPS observation combination factor: 1.0002722400.

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 BRASS CAP MONUMENT
CP&F INST. NO. 796936

SEE RECORD OF SURVEY
INST. NO. 738482

DALE JONES
DEED INST. NO. 21205447

PAUL R REID JR.
DEED INST. NO. 20901560

SEE RECORD OF SURVEY
INST. NO. 796946

25' WIDE EASEMENT PER
R.O.S. INST. NO. 796946

KYLE HEBBON
DEED INST. NO. 2212197

S 1/4 COR. SEC. 21,
FOUND 50" IRON PIN
CP&F INST. NO. 20068919

E 1/4 COR. SEC. 21,
BANNOCK COUNTY BRASS
CAP MONUMENT SEE
CP&F INST. NO. 92000840

SE COR. SEC. 21,
BANNOCK COUNTY BRASS
CAP MONUMENT SEE
CP&F INST. NO. 92000840

SCALE: 18 x 24
1 IN. = 60 FT.

BASIS OF BEARING
GRID BEARING BASED ON THE CENTRAL
MERIDIAN OF THE EAST ZONE OF THE IDAHO
STATE PLANE COORDINATE SYSTEM

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

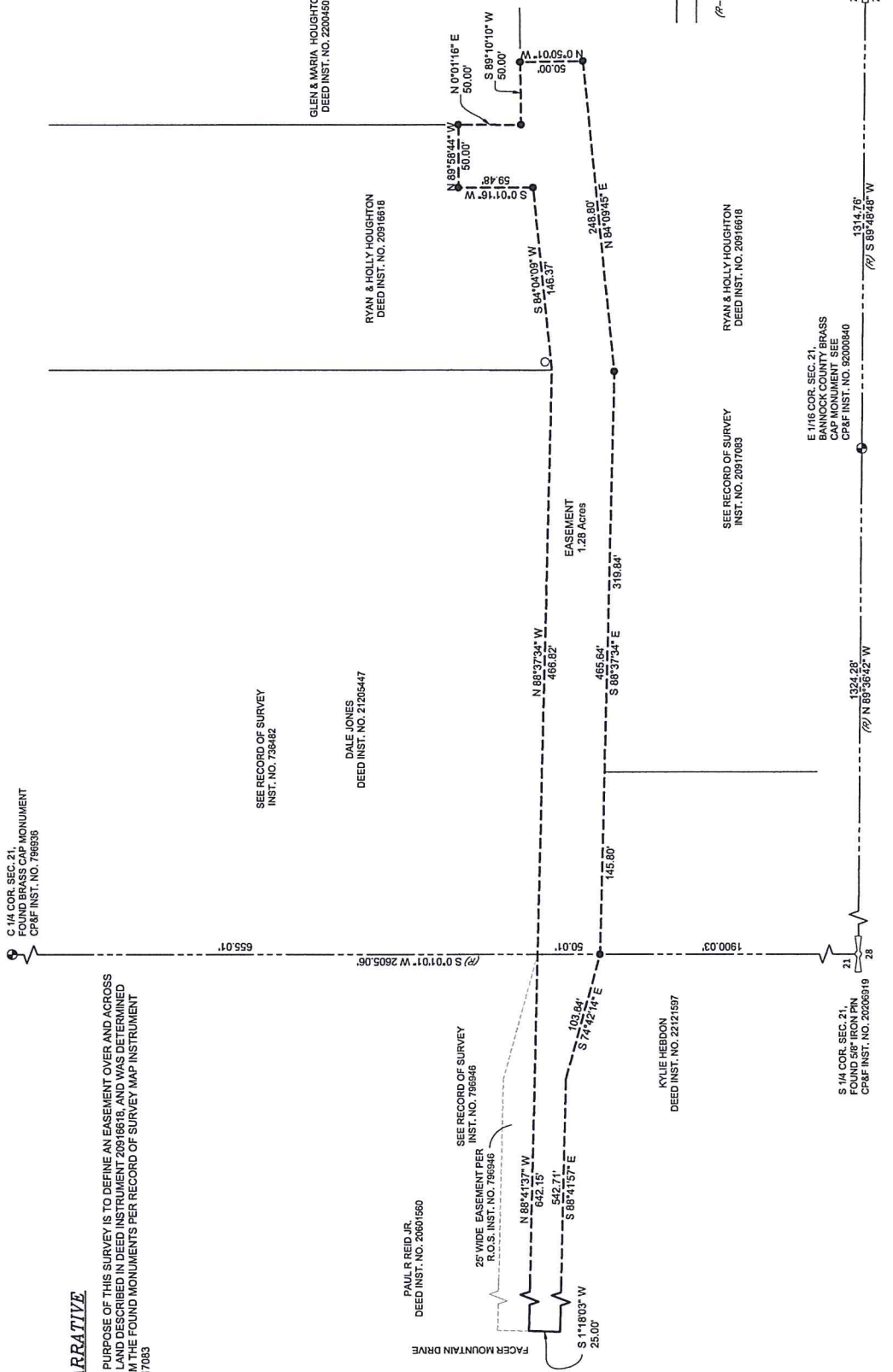
GLEN & MARIA HOUGHTON
DEED INST. NO. 22004502

RYAN & HOLLY HOUGHTON
DEED INST. NO. 20916618

LEGEND

- SET 1/2" DIA. 24" LONG IRON PIN
W/ PLASTIC CAP INSCRIBED PLS 10342
FOUNDED WISE SECTION CORNER OR
OTHERWISE NOTED
- FOUND 1/2" IRON PIN W/ PLASTIC CAP
INSCRIBED PLS 10900 OR OTHERWISE NOTED

SECTION LINE
EXISTING PROPERTY LINE
(---) BEARINGS PER RECORD OF SURVEY
INST. NO. 20917083



RECORDER CERTIFICATE

SURVEYOR'S CERTIFICATE
I, GERALD V. EVANS, 00342 IDAHO, HEREBY CERTIFY THAT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE
LAW(S), CHAPTER 15, TITLE 55, IDAHO CODE.

GERALD V. EVANS PLS-10342 DATE



GVE
DRAFTING AND LAND
SURVEYING
938 NORTHCATE DR.
POCATELLO ID. 83202
208-241-8582 CELL

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