



Bannock County, ID

4/24/2024




**SCP-24-1**Subdivision Concept Plan  
Application

Status: Active

Submitted On: 3/27/2024

**Primary Location**

No location

**Applicant** Brady Smith 208-705-0798 avyantbsmith@outlook.com 4945 Brook Lane Suite A  
Chubbuck, Idaho 83202

---

**Owner/Developer Information****Are the Owner and Developer the same?****Owner Name\***

Briscoe Holm Investments, LLC

**Street Address\***

5335 Kymball Drive

**City\***

Chubbuck

**State\***

Idaho

**Zip Code\***

83202

**Email Address\***

ryanholmconstruction@aim.com

**Phone Number\***208-223-1144

---

Site Information

Proposed Subdivision Name\*

Dallas Subdivision

Parcel Number(s)\*

RPR3803038109

Number of Lots \*

8

Quarter

NE4 NW4

Section

27

Township

5 S

Range

34 E

Subdivision Information

Current zoning\*

Multiple Use

Proposed uses of the property\*

Residential

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

The proposed project will include building private road to county standards, private irrigation system, community water system, individual septic systems. Improvements are estimated to begin in the summer of 2024 and completed by the spring of 2025.

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

None that we are aware of.

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

Water will come from a new community well system. Sewage will be handled with individual septic systems (traditional or advanced) depending on soil type to meet Health Department and DEQ standards. Storm water will be retained in roadside swales.

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

The proposed water system will supply the mainline and service stubs to the individual lots. Septic systems will be placed independently on each individual lot at the time of home construction.

**Proposed fire suppression and prevention measures.\***

Project falls within the North Bannock Fire District. They have informed us that depending on proximity to the nearest fire hydrant will depend on whether or not a fire suppression tank will be required. If required a fire suppression tank will be installed.

**Proposed road name(s)\* ?**

Dallas Lane

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

Yes

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

Yes

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

Section 402 Roads, Bridges, Streets

Please explain how the design deviation meets the variance requirements as outline in Section 2140 of the HSRDP as follows:

**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.\***

The proposed project connects onto the end of the existing portion of Dallas Lane, which is currently considered a private drive. Our intention is to just extend that private drive to the end of our subdivision serving the residential lots.

**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.\***

This project is unique in the sense that an existing private drive known as Dallas Lane already exists, and the proposed road will be an extension to the already existing road.

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

Requiring the owner to upgrade the road to a standard to where the county would accept it would require them to improve approximately 1,300 feet of road that has long been used as a private drive for the other residents in the area. This would benefit the other residents and cost the owner only. The current proposal would tie onto the existing private drive and extend it through the subdivision, giving the future lot owners the same privileges currently enjoyed by their neighbors.

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

Granting the variance will not be inconsistent with the neighboring properties, as they are currently using the same existing private drive called Dallas Lane, that we will be extending.

**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.\***

The proposed extension of Dallas Lane will not be detrimental to the public health, safety or welfare, as it will be built to an appropriate standard that will meet the current county private drive standards. It will be designed to handle any emergency services that need to access the project.

**Will this be a phased subdivision?\***

No

**Comments from Reviewing Agencies\* ?**

Through the pre-development application stage, we received comments from the following agencies....DEQ, Idaho Power, Portneuf Library, Idaho Department of Fish & Game, North Bannock Fire District, ITD, BLM, Southeast Idaho Health Department, USDA, BIA, BTPO, Intermountain Gas & Cable One.

---

## Subdivision Pre-development Meeting

**Pre-development Meeting Date**

09/21/2023

**Comments from Pre-development Meeting ?**

1) General Zoning 2) Individual Well, Residential Septic Systems and Irrigation Rights & System 3) Road, Block and Lots 4) Easements 5) Agency Discussion Points.

## Engineer/Planner/Surveyor Information

### Engineer/Planner/Surveyor Name

Xcell Engineering LLC / AVYANT / Dioptra LLC

### Email

avyantbsmith@outlook.com

### Phone Number

208-705-0798

---

## 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]\*

Brady Smith

Date of Signature\*

03/27/2024

---

## P&Z Council Public Hearing Information

Hearing Date

—

Council Decision

Date of Recorded Council Findings

—

Findings Inst. #

 Appeal Window Opens

—

 Appeal Window Closes

—



AVANT

SHEET INFORMATION			
DESIGNER	BS	REVIEWER	PB
REVISIONS			
#	DATE	BY	DESCRIPTION
1	---	---	---
2	---	---	---

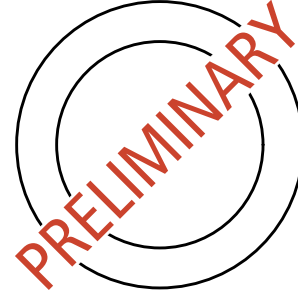
**INTELLECTUAL PROPERTY NOTICE**  
THE DESIGN, IDEAS AND DRAWINGS CONTAINED ON THIS SHEET AND WITHIN THIS SET OF ASSOCIATED DOCUMENTS ARE THE SOLE PROPERTY OF AVANT AND ARE SUBJECT TO THE COPYRIGHT OF AVANT. ALL ASSOCIATED DOCUMENTS HAVE BEEN PREPARED FOR USE ON THIS SPECIFIC PROJECT. ANY USE OF THESE DOCUMENTS WITHOUT THE CONSENT OF AVANT IS STRICTLY PROHIBITED AND MAY RESULT IN LIABILITY.

BRISCOE HOLM INVESTMENTS, LLC

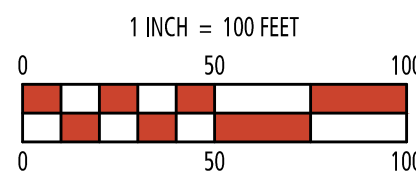
DALLAS SUBDIVISION

CONCEPT PLAN

DRAWING STATUS  
CONCEPTUAL



HALF SIZE SCALE (12"x18")



1 INCH = 100 FEET

FULL SIZE SCALE (24"x36")



SHEET NUMBER

CP-1