

**SCP-24-3**

Subdivision Concept Plan

Application

Status: Active

Submitted On: 6/12/2024

Primary Location

No location

Applicant

Matt Baker



208-380-9871

matt.baker@sunrise-
eng.com600 E Oak St
Pocatello, Id 83201

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

Tanner Purser

Street Address*

14386 Attleboro Dr

City*

Herriman

State*

UT

Zip Code*

84096

Email Address*

tannerpurser@gmail.com

Phone Number*

801.696.9802

Site Information**Proposed Subdivision Name***

Pheasant Valley Subdivision

Parcel Number(s)*

RPR4227002007

Number of Lots *

3

Quarter

SW & NW

Section

9

Township

9S

Range

38E

Subdivision Information

Current zoning*

Recreational

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.*

2 buildable lots with residential dwellings and private driveways

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

50' wide access easement along the east boundary line

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

Individual Wells and Septic, Drainage on individual lots

Proposed utilities and location/placement of utilities.*

There is already existing power to the property

Proposed fire suppression and prevention measures.*

No comment from fire district

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 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.*

There is no design deviation but this wouldn't let me move forward without answering

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.*

There is no design deviation but this wouldn't let me move forward without answering

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

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

There is no design deviation but this wouldn't let me move forward without answering

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.*

There is no design deviation but this wouldn't let me move forward without answering

Will this be a phased subdivision?*

No

Comments from Reviewing Agencies* ?

See attached

**Agencies to provide review comments shall include: 1. School Districts; 2. Idaho Fish & Game Department; 3. Idaho Department of Water Resources; 4. Bannock County Hwy Department, Downey-Swan Lake Hwy District (if applicable), and State Transportation Department; 5. Fire Suppression Provider; 6. Utility Companies (power, gas, phone, cable, etc.); 7. Army Corps of Engineers; 8. Southeast Idaho Public Health Department; 9. Public Land Agencies (BLM, Forest Service, etc.); and 10. Any other agencies affected by the subdivision that are not listed.

**All comments will need to be uploaded to the Attachments at the end of the application. In absence of comments, evidence of contact at least twice by the applicant (in the form of an email or letter) may be uploaded to the Attachments.

Please click to following link for the list of agencies to contact:
<http://www.bannockcounty.us/wp-content/uploads/2023/03/AGENCY-NOTIFICATION-3.13.2023.pdf>

Subdivision Pre-development Meeting

Pre-development Meeting Date

05/28/2024

Comments from Pre-development Meeting ?

See attached

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Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name

Matt Baker

Email

matt.baker@sunrise-eng.com

Phone Number

208.380.9871

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. *



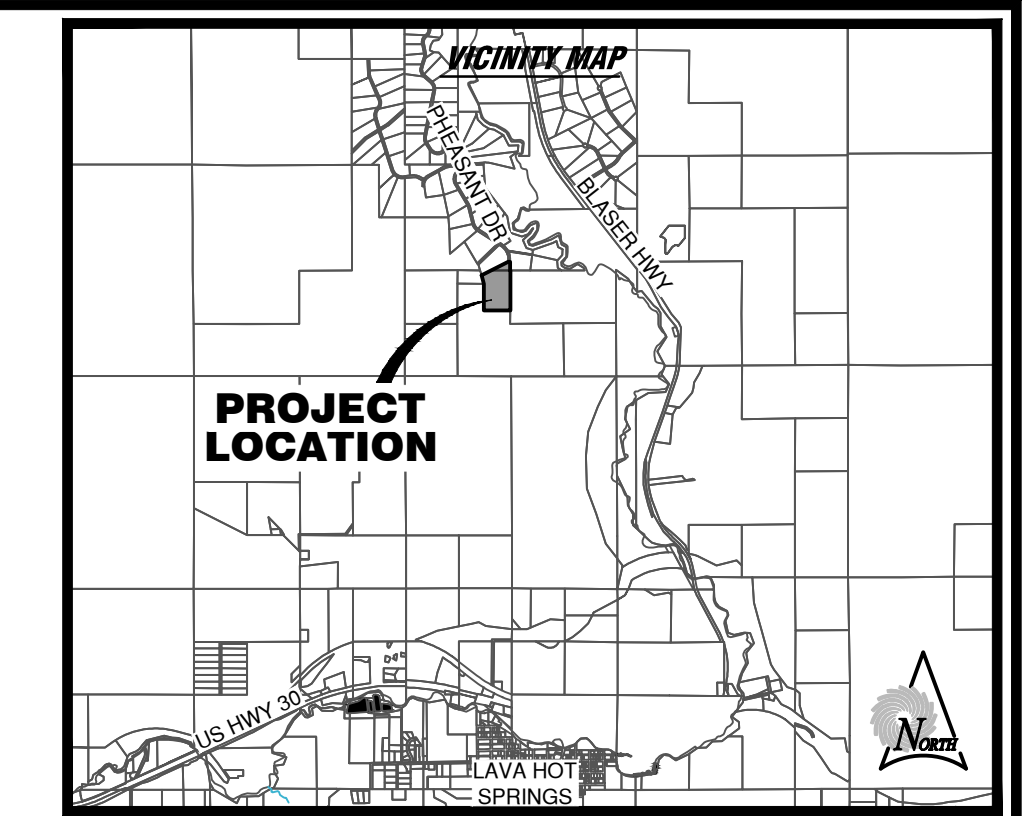
Electronic Signature [Typed Name of Applicant]*

Matt Baker







Date of Signature*

06/12/2024

LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9
SOUTH, RANGE 38 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



LEGEND

- | | |
|---|---|
|  | FOUND 1/4 CORNER AS NOTED |
|  | FOUND 1/16 CORNER AS NOTED |
|  | FOUND 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP
STAMPED "PLS 9169" |
|  | FOUND 1/2 INCH REBAR WITH PLASTIC CAP
STAMPED "PLS 9169" |
|  | SET 5/8 BY 24 INCH REBAR WITH ALUMINUM CAP
STAMPED "LS 13023" |
|  | SET 1/2 BY 24 INCH REBAR WITH PLASTIC CAP
STAMPED "LS 13023" |

5 BLOCK 1 SUBDIVISION LOT/BLOCK NUMBER

LOT 1/BLOCK 1 EXISTING SUBDIVISION LOT/BLOCK NUMBER

SUBDIVISION BOUNDARY LINE

SUBDIVISION LOT LINES

STREET CENTERLINE

SECTION LINES

ADJACENT PROPERTY LINES

NEW EASEMENT SIDELINE

EXISTING 50' WIDE ACCESS EASEMENT SIDELINE, SEE
RECORD OF SURVEY INST. NO. 22005203

(-P1) RECORD INFORMATION PER INDIAN FALLS RECREATION
DEVELOPMENT - PHASE 2 (INST. NO. 20915791)

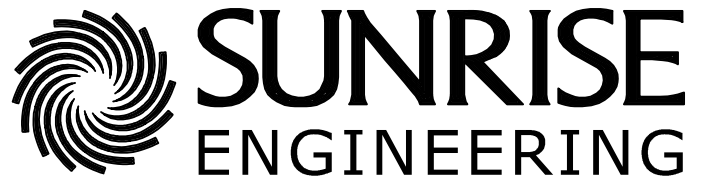
(-S1) RECORD INFORMATION PER RECORD OF SURVEY FOR
KELDON & BECKY BOREN (INST. NO. 22005203)

BASIS OF BEARING

THE LATITUDINAL CENTER LINE OF SECTION 9 WAS ASSUMED N 89°52'13" E BETWEEN THE CENTER-WEST 1/16 AND CENTER 1/4 CORNERS PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

COUNTY RECORDER'S CERTIFICATE

LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF
SECTION 9, TOWNSHIP 9 SOUTH, RANGE 38 EAST, BOISE
MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY: MSB, RTS	
1.	OFFICE WORK BY: MSB, MLM	
2.	DATE: June 12, 2024	
DRAWING: P:\Purser, Tanner\10368-Parcel #RPR4227002007 - Subdivision Plat\SURVEY\CAD\Purser Base.dwg		
SCALE: 1 INCH = 100 FEET	PROJECT NO: 10368	SHEET 1 OF 2