



Bannock County, ID

6/24/2024

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.com

600 E Oak St

Pocatello, Id 83201

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## 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

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## Site Information

**Proposed Subdivision Name\***

Pheasant Valley Subdivision

**Parcel Number(s)\***

RPR4227002007

Number of Lots *	Quarter
3	SW & NW
Section	Township
9	9S
Range	
38E	

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## Subdivision Information

Current zoning*	Proposed uses of the property*
Recreational	Residential
Description of improvements proposed to be made or installed, and the time such improvements are proposed to be made or completed.*	Proposed and/or existing deed restrictions, if any, including easements and rights-of-way.*
2 buildable lots with residential dwellings and private driveways	50' wide access easement along the east boundary line
Statement describing proposed water supply, sewage disposal, and drainage.*	Proposed utilities and location/placement of utilities.*
Individual Wells and Septic, Drainage on individual lots	There is already existing power to the property
Proposed fire suppression and prevention measures.*	Proposed road name(s)* <span style="color: #0070C0;">?</span>
No comment from fire district	N/A
Will this be an Open Space designed subdivision? <span style="color: #0070C0;">?</span> *	Will you be requesting any design deviations?*
Yes	No

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

Section 402 Roads, Bridges, Streets

Please explain how the design deviation meets the variance requirements as outlined 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.\***

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**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.\***

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**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.\***

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

No

**Comments from Reviewing Agencies\*** 

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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>

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## 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

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## 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

