

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

CONCEPT PLAN – PHEASANT VALLEY SUBDIVISION PUBLIC HEARING: AUGUST 21, 2024

FILE #: SCP-24-3
LOCATION: RPR4227002007, currently unaddressed.

APPLICANT:	OWNER:
Sunrise Engineering	Tanner Purser
Matt Baker	14386 Attleboro Drive
600 E. Oak Street	Herriman, UT 84096
Pocatello, ID 83201	

REQUEST & BACKGROUND: Matt Baker proposes a 3-lot open space subdivision with a total of approximately 16.33 acres, with the proposed name Pheasant Valley Subdivision. The development proposes individual wells and septic systems. The buildable lots will be between 3.0 and 3.58 acres in size. This subdivision is located 1.67 miles from the city of Lava Hot Springs boundary.

FINDINGS:

JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

SITE CHARACTERISTICS AND ZONING:

ZONE: Recreation
PROPERTY SIZE: ~16.33 acres
VIEWS: The property is visible from the north, east and west.
IMPACT AREA: None
FLOOD ZONE: X, minimal
TERRAIN: Steep slopes with some flatter areas.
EXISTING STRUCTURES: None
OTHER: The site has been historically used for agricultural purposes.

NOTICE AND TESTIMONY REQUIREMENTS:

Notice of the public hearing was completed according to statutory requirements. Public comment was taken according to statutory requirements.

REQUIRED FINDINGS FOR CONCEPT PLAN – REVIEW CRITERIA, §302.E

1. The proposed tentative plan **is** in conformance with the Bannock County Comprehensive Plan; **is** in conformance with applicable provisions of this Ordinance, other County Ordinances, and Idaho Code. It is in conformance with open space regulations and the HSRDP. It is also in conformance with Policy 2.5.1 and Objective 3.2 of the Comprehensive Plan.
2. The proposed roads and bridges **are** designed and constructed according to Section 402 of the Subdivision Ordinance. A design deviation **was not** requested and **was not** granted to equal or exceed these standards for its purpose.
The proposed access easement width is in accordance with HSRDP.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.
The access is a private access easement and is not a dedicated road.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.
The access easement as shown is an extension of an existing easement.
5. The blocks of lots **are** located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.
The lots are laid out in a manner that best suits the topography and don't conflict with the adjacent subdivision lots.
6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards.
The proposal meets open space and lot density requirements, and it meets the minimum standards of the current zone.

(If adding approval conditions) with the following conditions of approval,

1. Depict all current and proposed easements and rights-of-way located within the subdivision, on all subsequent plats, to include measurements and instrument numbers (when available).
2. Access easement to be no less than 60' wide.
3. Access easement must connect to the parcel south of lot 3.
4. A cul-de-sac shall be placed within the north end of lot 2 to meet the Highway Standards and Roadway Development Procedures of Bannock County.
5. Include the proposed stormwater detention/retention methods and measures, adequate for controlling post development stormwater runoff, on the preliminary plat and construction plans.
6. All subsequent plats shall state: "Open space is a (Separate Lot or Common Owned Lot) and deed restricted against further development but may be used for farming, timbering, wildlife preservation or conservation, per Bannock County Planning and Development Council."
7. The subdivision name shall be changed and presented to Council on Preliminary Plat.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Pheasant Valley Subdivision Concept Plan, as described in the application, shall be **approved**.


Motion by Chad Selleneit, seconded by Edward Ulrich to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Hill	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Yes
Councilperson Ward	Voted Yes

Motion carried by a 4 to 0 vote.

Dated this 21st day of August, 2024.



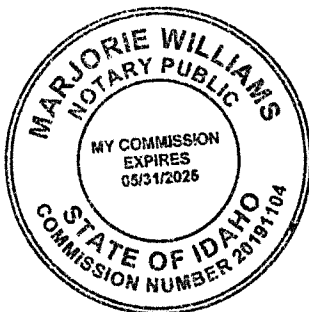
Signed by (Chairperson) (Vice Chair)

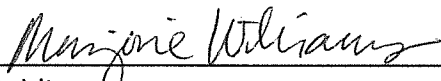
ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this 21st day of August, in the year of 2024, before me Marjorie Williams, a notary public, personally appeared Stewart Ward, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

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Notary Public
My Commission Expires on 8/31 2025