

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### CONCEPT PLAN – REYNOLDS ACRES PUBLIC HEARING: AUGUST 21, 2024

**FILE #:** SCP-24-4  
**LOCATION:** RPRRLIS000200, currently addressed as 1806 Touch Drive, Inkom, ID 83245.

<b>APPLICANT:</b>	<b>OWNER:</b>
Dioptra LLC	Paul Reynolds
Stewart Ward	1806 Touch Drive
4880 Clover Dell Road	Inkom, ID 83245
Pocatello, ID 83202	

**REQUEST & BACKGROUND:** Stewart Ward proposes to replat Lot 2, Block 1 of Lilly Sioux Subdivision. The proposal is to create a 2-lot subdivision from a total of approximately 2.07 acres. The development proposes individual wells and septic systems per each lot. The buildable lots will be between 1.05 and 1.08 acres in size. This subdivision is located ~ 1.5 miles from the city of Inkom boundary.

### FINDINGS:

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

##### SITE CHARACTERISTICS AND ZONING:

**ZONE:** Residential Rural  
**PROPERTY SIZE:** ~2.07 acres  
**VIEWS:** The property is visible from all directions.  
**IMPACT AREA:** None  
**FLOOD ZONE:** X, minimal  
**TERRAIN:** Relatively flat  
**EXISTING STRUCTURES:** Residential dwelling and accessory structures.  
**OTHER:** Located within Lilly Sioux Subdivision.

##### 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. The request meets current subdivision standards for Concept Plan, as well as for minimum lot size and open space.
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. There will be no changes to roads and bridges within the subdivision.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads. The dedicated streets and roads are already existing and will serve these lots.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition. There are no changes with easements or access through this proposal. Both lots will access existing infrastructure.
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 proposed lots are located to properly relate to existing utilities and roads.
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 minimum lot size and density for this 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, including measurements and instrument numbers (when available).
2. All subsequent plats shall state 15' wide easements are for the public utilities, roadway slopes, snow removal and drainage."
3. All subsequent plats shall state "Construction of any water well is restricted within 100' of the easterly boundary."
4. Documentation from Southeast Idaho Health that the sanitary restriction will be lifted for both lots.
5. Developer to install shared irrigation system, if water rights are being delivered to both lots.
6. Developer to install the approach to each lot, meeting the standards of the Bannock County Highway Standards & Roadway Development Procedures.
7. Developer to provide documentation that power has been extended to each lot.
8. All subsequent plats shall state open space for this subdivision was provided on Lilly Sioux Subdivision.
9. Applicant shall contact the fire district and submit written comments. In absence of written comments, proof of contact at least twice shall be submitted at the preliminary plat.

### ORDER: CONCLUSION AND DECISION

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

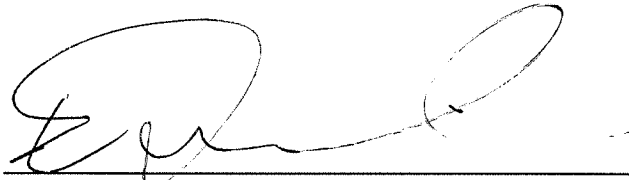
Motion by Chad Selleneit, seconded by Barbara Hill to adopt the foregoing Findings and Order.

#### ROLL CALL:

Councilperson Hill	Voted <b>Yes</b>
Councilperson Selleneit	Voted <b>Yes</b>
Councilperson Ulrich	Voted <b>Yes</b>
Councilperson Ward	Voted <b>Recused</b>

Motion carried by a 3 to 0 vote.

Dated this 21st day of August, 2024.

  
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Signed by (Chairperson) (Vice Chair)

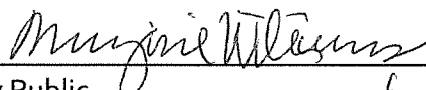
### ACKNOWLEDGEMENT CERTIFICATE

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 Edward Ulrich 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 5/31 2025