

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

PRELIMINARY PLAT-STAN'S INDUSTRIAL PARK MEETING DATE: August 21, 2024

FILE #: SPP-24-4

LOCATION: RPR4013006001 addressed as 6120 and 6150 S. 5th Ave, Pocatello, ID 83204, and RPR4013006002, currently unaddressed.

APPLICANT:
Dioptra
Stewart Ward
4880 Clover Dell Road
Pocatello, ID 83202

OWNER:
Sweat Equity Investments LLC
790 Garden Drive
Chubbuck, ID 83202

OWNER:
C&N LLC
13104 W. Tyhee Road
Pocatello, ID 83204

REQUEST & BACKGROUND: Stewart Ward proposes a 10-lot planned unit development subdivision with a total of approximately 5.00 acres, with the proposed name of Stan's Industrial Park. The development proposes connection to City of Pocatello water and sewer. The buildable lots will be between 0.27 and 0.67 acres in size. This subdivision is located within City of Pocatello.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONE: Was Multiple Use, currently City of Pocatello

PROPOSED DESIGNATION: Commercial General

PROPERTY SIZE: ~5.0 acres

VIEWS: The property is visible from all directions

FLOOD ZONE: X, minimal

TERRAIN: Flat with sloping from northeast to southwest

EXISTING STRUCTURES: Two commercial structures and accessory structures.

CRITERIA FOR APPROVAL:

1. The preliminary plat is in conformance with the Bannock County Planning and Development Council's approved Concept Plan, all applicable provisions of the Bannock County Subdivision Ordinance, other County Codes and Ordinances, and Idaho Code.

There have been no changes from the Concept Plan and it is in conformance with the concept and all applicable county ordinances.

2. The street plan for the proposed subdivision will permit its development in accordance with the Bannock County Subdivision Ordinance.

The street plan meets all requirements of Bannock County ordinances and will connect with adjacent property.

3. The street plan for the proposed subdivision will permit the development of adjoining land by providing access to that land by right of way dedicated to the County, or a developed street to the property boundary.

The street plan meets all requirements of Bannock County ordinances and will connect with adjacent property.

4. Lot lines and roads do relate to land shapes and existing development.

There are approved developments adjacent to this and it complies and relates to those lots and land shapes.

CONDITIONS (If any)

1. Developer should consider removing note 8 from the plat, or update the note to reference Block 2, Lot 5.
2. Provide measurements of the temporary turnaround easement on final plat and construction plans.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request of the Preliminary Plat for Stan's Industrial Park, as described in the application, shall be **approved**.

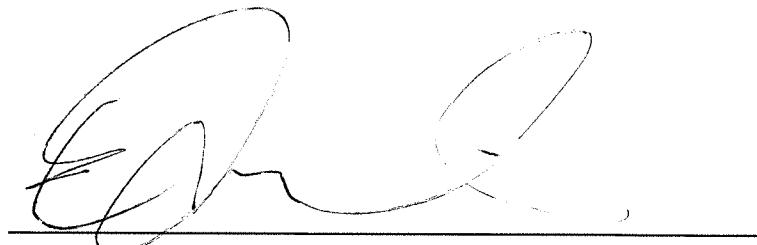
Motion by Chad Selleneit, seconded by Edward Ulrich to adopt the foregoing Findings and Order.

ROLL CALL:

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

Motion carried by a 3 to 0 vote.

Dated this 21st day of August, 2024.



Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

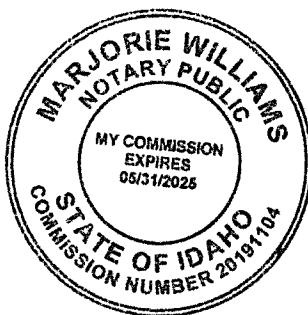
State of Idaho)

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 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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Marjorie Williams
Notary Public
My Commission Expires on 5/31/2025