

## 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. 5<sup>th</sup> 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**.

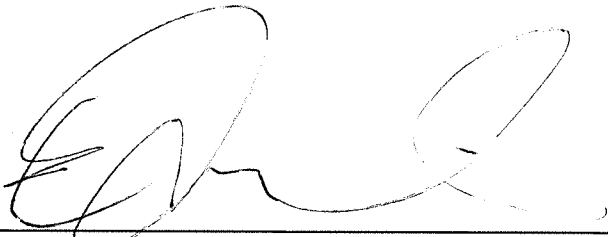
Motion by Chad Selleneit, seconded by Edward Ulrich to adopt the foregoing Findings and Order.

#### ROLL CALL:

Councilperson Hill	Voted <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.

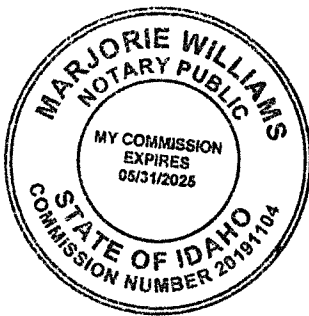
  
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Signed by (Chairperson) (Vice Chair)

### 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.

S  
E  
A  
L



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