

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

CONCEPT PLAN – MINK CREEK MEADOWS AMENDMENT PUBLIC HEARING: SEPTEMBER 18, 2024

FILE #: SCP-24-5
LOCATION: RPRRM1C002100, currently addressed as 2066 Patton Drive, Pocatello, ID 83204 and RPRRM1C002000, currently addressed as 2028 Patton Drive, Pocatello, ID 83204.

APPLICANT:	OWNER:
GVE Drafting and Land Surveying	Hodge Revocable Trust
Jose Nava	2066 Patton Drive
1290 Mountain West Drive	Pocatello, ID 83204
Pocatello, ID 83202	Aaron Clements
	2028 Patton Drive
	Pocatello, ID 83204

REQUEST & BACKGROUND: Jose Nava proposes an amendment to Mink Creek Meadows Subdivision for the purpose of adjusting a lot line. The development proposes City of Pocatello water and septic systems. The buildable lots will be between 1.70 and 3.75 acres in size. The buildable lots will be between 1.05 and 1.08 acres in size. This subdivision is located ~ 1.25 miles from the city of Pocatello boundary.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONE: Residential Rural

PROPERTY SIZE: ~1.5 acres and 3.95 acres

VIEWS: The property is visible from the north, east, and west.

IMPACT AREA: None

FLOOD ZONE: X, minimal

TERRAIN: Steep slopes

EXISTING STRUCTURES: Residential dwellings and accessory structures.

OTHER: Located within Mink Creek Meadows 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.

This plan is in conformance with Subdivision Ordinance §302 as well as the Zoning Ordinance for lot size requirements. This plan is increasing one lot and the other lot will still meet minimum lot size requirements with the decrease.

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.

No additional roads or bridges are proposed. The lots will be accessed from an existing county road and there will be no increased impact on existing roads.

3. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.

There is no change to existing streets or roads.

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 to legally established easements or access.

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 lot line follows the contours and drainage of the adjacent lot and not affect the parcel lines, utilities, streets, or other existing or planned facilities.

6. The proposed property is physically suitable for the type and proposed density of development and does conform to existing zone standards.

Density and number of lots will not change through this proposal. The new lot line conforms with setback requirements.

(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. Propose a new subdivision name for Council to review at Preliminary Plat.

3. Provide written approval from Southeast Idaho Health Department for the lot line adjustment at Preliminary Plat, per note C on the original plat.

ORDER: CONCLUSION AND DECISION

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

Motion by Krystal Madsen, seconded by Edward Ulrich to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted Yes
Councilperson Madsen	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Yes
Councilperson Ward	Voted Yes

Motion carried by a 5 to 0 vote.

Dated this 18th day of September, 2024.



Signed by Chairperson

ACKNOWLEDGEMENT CERTIFICATE

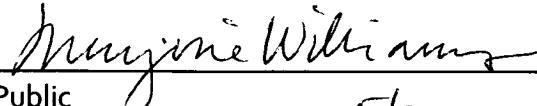
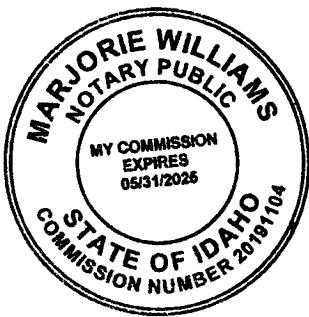
State of Idaho)

S.S.

County of Bannock)

On this 18th day of September, 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 he executed the same.

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