

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

**PRELIMINARY PLAT-DALLAS SUBDIVISION
MEETING DATE: SEPTEMBER 18, 2024**

FILE #: SPP-24-5
LOCATION: RPR3803038109, addressed as 13855 N. Yellowstone Hwy, Chubbuck, ID 83202.

APPLICANT:
Avyant
Brady Smith
4945 Brook Lane Suite A
Chubbuck, ID 83202

OWNER:
Andrew Briscoe
13855 N. Yellowstone
Chubbuck, ID 83202

OWNER:
Carrie Holm
5335 Kymball Drive
Chubbuck, ID 83202

REQUEST & BACKGROUND: Brady Smith proposes an 8-lot open space subdivision with a total of approximately 15.26 acres, with the proposed name of Dallas Subdivision. The development proposes individual wells and septic systems. The buildable lots will be between 0.61 and 1.10 acres in size. This subdivision is located 0.83 miles from the City of Chubbuck boundary.

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

SITE CHARACTERISTICS AND ZONING:

ZONE: Multiple Use

PROPOSED DESIGNATION: Residential Suburban

PROPERTY SIZE: ~15.26 acres

VIEWS: The property is visible from all directions

FLOOD ZONE: X, minimal

TERRAIN: relatively flat

EXISTING STRUCTURES: Residential dwelling 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.

The plat meets the requirements of §303 of the Subdivision Ordinance.

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

The street plan meets the requirements of §303 of the Subdivision Ordinance and Road and Bridge standards.

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.

This subdivision will have a cul-de-sac and will not be accessing any adjacent roads.

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

Lot lines relate to existing properties. The land is relatively flat and the new road parallels existing property lines.

CONDITIONS (If any)

1. Final plat shall state stormwater shall be retained within individual lots.
2. Maintenance and Operation Plan recorded and referenced on plat that addresses long term maintenance of Dallas Lane, Legend Lane, and signage. This must include who bears the cost of the upkeep. Such plan shall be reviewed and approved by Staff before recording.
3. If irrigation is being proposed to each lot, it shall be included in the construction plans and the Maintenance and Operation Plan.
4. Remove the second sentence from Note 6.
5. Plat shall state right-of-way swales shall not be filled.
6. Remove reference to sidewalks from CC&Rs.
7. Change Note 10 to reference ITD instead of Bannock County Road & Bridge.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request of the Preliminary Plat for Dallas Subdivision, as described in the application, shall be **approved**.

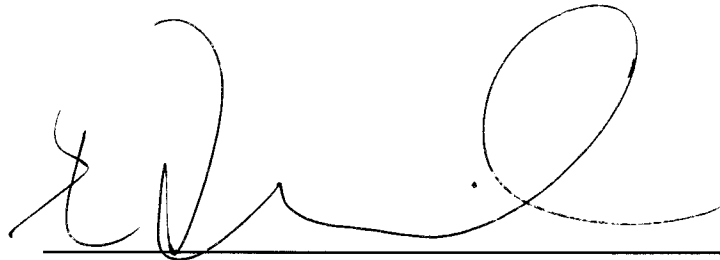
Motion by Chad Selleneit, seconded by Molly Dimick to adopt the foregoing Findings and Order.

ROLL CALL:

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

Motion carried by a 4 to 0 vote.

Dated this 18th day of September 2024.



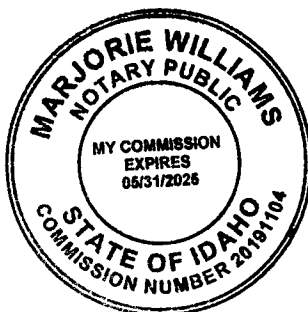
Signed by Vice Chair

ACKNOWLEDGEMENT CERTIFICATE

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

On this 18th day of September in the year of 2024, before me Marj 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 he executed the same.

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