

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

**CONCEPT PLAN – TURKEY HOLLOW SUBDIVISION
PUBLIC HEARING: OCTOBER 16, 2024**

FILE #: SCP-24-6
LOCATION: RPRRCHS000600, currently addressed as 906 E. Pidcock Road, Inkom, ID 83245 and
RPRRCHS000700, currently unaddressed.

APPLICANT:	OWNER:
Dioptra LLC	Brett Robison Management LLC
Stewart Ward	906 E. Pidcock Road
4880 Clover Dell Road	Inkom, ID 83245
Pocatello, ID 83202	

REQUEST & BACKGROUND: Stewart Ward proposes an amendment to Coyote Hollow Subdivision for the purpose of adjusting a lot line. The existing lots are 5.00 acres with 2.78 acres of open space and 5.00 acres with 3.19 acres of open space. After the proposed adjustment, the lots will be 6.42 acres with 4.19 acres of open space and 3.58 acres with 1.78 acres of open space. The development proposes individual well and septic systems. 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: ~3.58 acres and 6.42 acres
VIEWS: The property is visible from E. Pidcock Road.
IMPACT AREA: City of Inkom
FLOOD ZONE: X, minimal
TERRAIN: Steep slopes with flat area and natural drainage
EXISTING STRUCTURES: Residential dwelling and cottage dwelling.
OPEN SPACE: 5.97 acres within lots
OTHER: Located within Coyote Hollow 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 **is** in conformance with the Bannock County Comprehensive Plan; **is** in conformance with applicable provisions of this Ordinance, other County Ordinances, and Idaho Code. Since this is in an existing subdivision and all densities and open spaces will still be met for this proposal, this meets all applicable ordinances. Objective 1.1, 1.4 and 1.5 of the Comprehensive Plan are also met.
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 are no new roads being constructed as part of this development since this is in an existing subdivision and all roads have already been constructed according to Section 402 of the Subdivision Ordinance.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads. This is an existing subdivision and the lots are already facing a public road.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition. There are no established easements that are conflicting with this proposal.
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. Due to no change of the lots facing an existing road, these lots are located and laid out properly.
6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards. There are no deviations from the open space ordinance and there is no deviation to the original density of the development.

(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. 15' utility easement shall be labeled as 15' Public Utility Easement.
3. All subsequent plats shall state "Development on individual lots is restricted by Bannock County Subdivision Ordinance 1997-4, §405 and §409."
4. All subsequent plats shall state "Open Space is within individual lots as separate lots and is deed restricted from further development per Bannock County Subdivision Ordinance 1997-4, §401.C.3.b."

5. All subsequent plats shall state "All stormwater generated on individual lots shall be retained on site per Bannock County Zoning Ordinance 1998-1, §495 and Bannock County Subdivision Ordinance 1997-4, §410."
6. All subsequent plats shall state "Driveways shall be built to meet standards of Bannock County Zoning Ordinance 1998-1, §475.13 and Bannock County Subdivision Ordinance 1997-4, §402.B."

ORDER: CONCLUSION AND DECISION

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

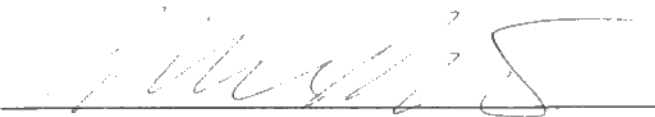
Motion by Krytal Madsen, seconded by Molly Dimick to adopt the foregoing Findings and Order.

ROLL CALL:

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

Motion carried by a 2 to 0 vote.

Dated this 16th day of October, 2024.

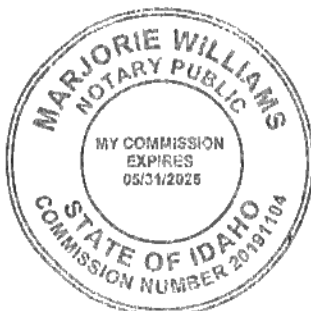

Signed by (Chairperson) (Vice Chair)


ACKNOWLEDGEMENT CERTIFICATE

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

On this 16th day of October, in the year of 2024, before me Marjorie Williams, a notary public, personally appeared Molly Dimick, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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Notary Public
My Commission Expires on 5/31 2025

