

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

PRELIMINARY PLAT-PURSER ACRES SUBDIVISION MEETING DATE: OCTOBER 16, 2024

FILE #: SPP-24-6

LOCATION: RPR4227002007, currently unaddressed.

APPLICANT:
Sunrise Engineering
Matt Baker
600 E. Oak Street
Pocatello, ID 83201

OWNER:
JP Rentals LLC
Tanner Purser
14386 Attleboro Drive
Herriman, UT 84096

REQUEST & BACKGROUND: Matt Baker proposes a 3-lot open space subdivision with a total of approximately 16.33 acres, with the proposed name Purser Acres Subdivision. The development proposes individual wells and septic systems. The buildable lots will be between 3.0 and 3.58 acres in size. This subdivision is located 1.67 miles from the city of Lava Hot Springs boundary.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONE: Recreation

PROPERTY SIZE: ~16.33 acres

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

IMPACT AREA: None

FLOOD ZONE: X, minimal

TERRAIN: Steep slopes with some flatter areas.

EXISTING STRUCTURES: None

OTHER: The site has been historically used for agricultural purposes.

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 are no changes from the preliminary plat and the concept plan. Apart from the condition of the cul-de-sac, all other conditions have been met.
2. The street plan for the proposed subdivision **will** permit its development in accordance with the Bannock County Subdivision Ordinance.
No streets are being dedicated to the public and the easement has given ability for future access and development.
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.
No streets are being dedicated to the county but there is an existing easement for future access and development.
4. Lot lines and roads **do** relate to land shapes and existing development.
Based on the terrain and topography, the lot lines are laid out accordingly, and are similar to the existing development to the north.

CONDITIONS (If any)

1. Asphalt approach from Pheasant Drive to be installed by developer at Final Plat.
2. Remove condition #4 from Concept approval: A cul-de-sac shall be placed within the north end of lot 2 to meet the Highway Standards and Roadway Development Procedures of Bannock County.
3. Road Maintenance Agreement shall be recorded and the instrument number referenced on final plat.
4. Slope analysis shall be completed to determine slope grades and provided at final plat.

ORDER: CONCLUSION AND DECISION

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

Motion by Krystal 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 Yes

Motion carried by a 3 to 0 vote.

Dated this 16th day of October, 2024.



Signed by Chairperson

ACKNOWLEDGEMENT CERTIFICATE

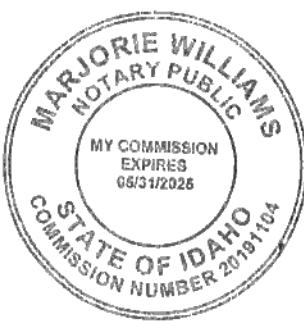
State of Idaho)

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 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