

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

PRELIMINARY PLAT-SHADOW RIDGE ESTATES

MEETING DATE: NOVEMBER 20, 2024

FILE #: SPP-24-7

LOCATION: RPRRMIC002100, currently addressed as 2066 Patton Drive, Pocatello, ID 83204 and
RPRRMIC002000, currently addressed as 2028 Patton Drive, Pocatello, ID 83204.

APPLICANT:

GVE Drafting and Land Surveying
Jose Nava
1290 Mountain West Drive
Pocatello, ID 83202

OWNER:

Hodge Revocable Trust
2066 Patton Drive
Pocatello, ID 83204

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 septic systems and City of Pocatello water. 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.

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 Concept to Preliminary. All ordinances and codes have been met through this process.
2. The street plan for the proposed subdivision **will** permit its development in accordance with the Bannock County Subdivision Ordinance.
There are no new streets proposed and access to both parcels will approach currently dedicated road. Since this is a lot line adjustment, this criterion is not applicable.
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.
There are no new streets proposed and access to both parcels will approach currently dedicated road. Since this is a lot line adjustment, this criterion is not applicable.
4. Lot lines and roads **do** relate to land shapes and existing development.
All roads and lot lines are existing and the adjustment is minor.

CONDITIONS (If any)

1. 20' utility easement along Patton Drive to be labeled as "Public Utility Easement".
2. CC&Rs shall reference new subdivision name.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request of the Preliminary Plat for Shadow Ridge Estates, 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 Absent
Councilperson Ward	Voted Yes

Motion carried by a 4 to 0 vote.

Dated this 20th day of November, 2024.



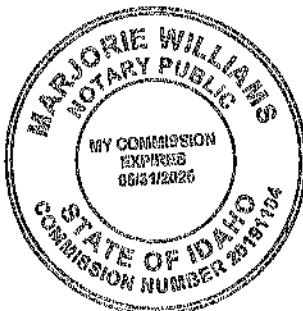
Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this 20th day of November, 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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Notary Public
My Commission Expires on 5/31 2025