

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

CONCEPT PLAN – PEPPERGRASS POINT SUBDIVISION PUBLIC HEARING: JANUARY 15, 2025

FILE #: SCP-24-7
LOCATION: RPRRWH4000400, currently addressed as 9950 Pepper Grass Point, Pocatello, ID 83204,
RPRRWH4000500, currently unaddressed, and RPRRWH4000600, currently addressed as
9877 Pepper Grass Point, Pocatello, ID 83204.

APPLICANT:	OWNER:	
GVE Drafting and Land Surveying	Lysle and Lisa Barthlome	Jeffrey and Amy Mansfield
Jose Nava	9950 Pepper Grass Point	9877 Pepper Grass Point
1290 Mountain West Drive	Pocatello, ID 83204	Pocatello, ID 83204
Pocatello, ID 83202		

REQUEST & BACKGROUND: Jose Nava proposes an amendment to Wild Horse Ridge Subdivision Phase 4 to combine 3 lots into 2 lots. The existing lots are approximately 3.32 acres, 2.77 acres, and 5.66 acres and will become approximately 4.71 acre and 7.05 acre lots. The development proposes individual septic systems and existing shared wells. This subdivision is located ~ 0.58 miles from the city of Pocatello boundary.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONE: Residential Suburban

PROPERTY SIZE: ~11.75 acres

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

IMPACT AREA: City of Pocatello.

FLOOD ZONE: X, minimal

TERRAIN: Steep slopes

EXISTING STRUCTURES: Residential dwellings and accessory structures.

OTHER: Located within Wild Horse Ridge Subdivision Phase 4.

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. Policy 1.1.2 states that developments meet adopted plans. The current proposal adheres to this policy. Lot sizes are in conformance with Section 330 of the Zoning Ordinance.
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 changes being made to existing roads and new roads are being proposed.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.
There are no changes being made to existing roads and new roads are being proposed, and lots are already located on a dead-end street.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.
The current easements are proposed to be vacated and requirements will be stated within conditions.
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.
As shown on the plat, lots are laid out according to adjoining parcel lines. And according to policy 1.1.2 in the Comprehensive Plan.
6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards.
Lot sizes are in conformance with Section 330 of the Zoning Ordinance.

(If adding approval conditions) with the following conditions of approval,

1. At submittal of Preliminary Plat, provide written approval from all utility companies for the removal or adjustment of existing utility easements, per Idaho Code 50-1306A.
2. Depict all current and proposed easements and rights-of-way located within the subdivision, on preliminary plat, including measurements and instrument numbers (when available).
3. At Final Plat, developer to provide documentation that power has been extended to the corner of each lot.

ORDER: CONCLUSION AND DECISION

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

Motion by Molly Dimick, seconded by Krystal Madsen 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 15th day of January, 2025.



Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

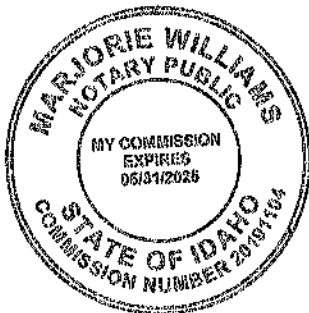
State of Idaho)

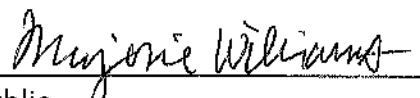
S.S.

County of Bannock)

On this 15th day of January, in the year of 2025, 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 (she) (he) executed the same.

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Notary Public
My Commission Expires on 5/31 20 25