

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

CONCEPT PLAN – WESTFIELD ESTATES DIVISION 6 PUBLIC HEARING: JANUARY 15, 2025

FILE #: SCP-24-8
LOCATION: RPR3853006605, currently unaddressed and RP RRWE4000500, currently addressed as 11824 Devonshire Drive, Chubbuck, ID 83202.

APPLICANT:	OWNER:
Sunrise Engineering	Rio Vista Land LLC
David Assan	158 S. Main Street
600 E. Oak Street	Pocatello, ID 83204
Pocatello, ID 83201	Colter and Shanel Sears 11824 Devonshire Drive Chubbuck, ID 83202

REQUEST & BACKGROUND: David Assan proposes to subdivide approximately 7.15 acres of land into 13 lots. The proposal includes a replat of Lot 9, Block 3 of Westfield Estates Division 4. The development proposes City of Chubbuck water and sewer. There will be 13 buildable lots and will be between 0.45 and 0.58 acres in size. This subdivision is located ~ 0.47 miles from the city of Chubbuck boundary.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONE: Residential Suburban

PROPERTY SIZE: ~ 7.15 acres

VIEWS: The property is visible from all directions.

IMPACT AREA: City of Chubbuck

FLOOD ZONE: X, minimal

TERRAIN: Relatively flat

EXISTING STRUCTURES: Residential dwelling and accessory structures.

OTHER: Proposed lot 9 located within Westfield Estates Division 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 1.1.1 states: Collaborate with developers to ensure that new development bears the costs associated with providing services to said development.
Policy 1.1.2 states: Ensure that new development meets and/or implements applicable adopted County standards, policies, master plans and regional plans.
Objective 1.3 states: Plan collaboratively with surrounding governments for development that is beneficial and compatible with surrounding ACIs and rural, recreational and agricultural areas.
The Residential Suburban zoning district allows this density of development when connecting to city services.
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.
Section 402 references the Bannock County Road and Bridge manual (Section 2100.110), which allows developments to use city standards when located within the area of city impact.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.
This development connects to dedicated streets and roads.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.
This development is connecting to established easements and access from previous phases.
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.
The development is laid out similarly to adjoining parcels and conforms to the overall master plan.
6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards.
The Residential Suburban zoning district allows this density of development when connecting to city services.

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

1. Provide written comments regarding the road design from the City of Chubbuck with Preliminary Plat submittal. In the absence of comment, provide evidence of attempt to contact them at least twice.
2. All existing structures shall meet setback requirements of instrument number 22127540. Setback measurements shall be depicted on Preliminary Plat.
3. 60' strip on the west side of subdivision to be labeled as right-of-way on all subsequent plats.

4. Provide location of central mail boxes on the preliminary plat and final plat.
5. Provide location of school bus stop on the preliminary plat and final plat.
6. All subsequent plats shall state "Lot 4 Block 4 and Lot 6 Block 3 shall be restricted to only have access from Yorkshire Lane. Lot 6 and Lot 7, Block 4 are restricted from access off of Rio Vista Road."
7. Include the proposed stormwater detention/retention methods and measures, adequate for controlling post development stormwater runoff, on the preliminary plat.
8. All subsequent plats shall state "This subdivision is in area of concern for Ethylene Dibromide (EDB) groundwater contamination."
9. All sidewalks within the right-of-way shall be the HOA's responsibility while located within the county. CC&Rs shall state so.
10. 10' public utility easement to be extended within lots 6 and 7 along Rio Vista Road.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Westfield Estates Division 6 Concept Plan, as described in the application, shall be **approved**.

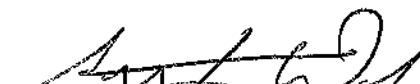
Motion by Krystal Madsen, seconded by Chad Selleneit to adopt the foregoing Findings and Order.

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

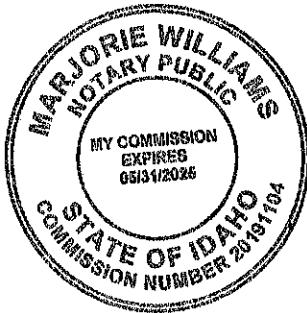
State of Idaho)

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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Marjorie Williams

Notary Public

My Commission Expires on 5/31 2025