

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### PRELIMINARY PLAT--REYNOLDS ACRES

MEETING DATE: JANUARY 15, 2025

**FILE #:** SPP-24-8

**LOCATION:** RPRRLIS000200, currently addressed as 1806 Touch Drive, Inkom, ID 83245.

**APPLICANT:**

Dioptra  
Stewart Ward  
4880 Clover Dell Road  
Pocatello, ID 83202

**OWNER:**

Paul Reynolds  
1806 Touch Drive  
Inkom, ID 83245

**REQUEST & BACKGROUND:** Stewart Ward proposes to replat Lot 2, Block 1 of Lilly Sioux Subdivision. The proposal is to create a 2-lot subdivision from a total of approximately 2.07 acres. The development proposes individual wells and septic systems per lot. The buildable lots will be between 1.02 and 1.05 acres in size. 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: ~2.07 acres

VIEWS: The property is visible from all directions.

IMPACT AREA: None

FLOOD ZONE: X, minimal

TERRAIN: Relatively flat

EXISTING STRUCTURES: Residential dwelling and accessory structures.

OTHER: Located within Lilly Sioux 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 approval and this lot split is within a current subdivision where no other changes are being made.
2. The street plan for the proposed subdivision **will** permit its development in accordance with the Bannock County Subdivision Ordinance.  
There are no changes to the existing street plan or existing roadways.
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 changes to the existing street plan or existing roadways.
4. Lot lines and roads **do** relate to land shapes and existing development.  
There are no changes to the existing development.

## CONDITIONS (If any)

1. CC&Rs shall reference new subdivision name.
2. Update note 9 by listing out all easements and restrictions for this subdivision, separately.

## ORDER: CONCLUSION AND DECISION

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

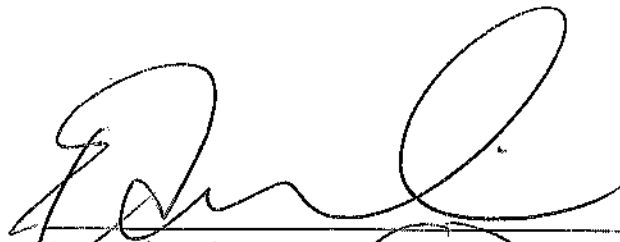
Motion by Chad Selleneit, seconded by Krystal Madsen to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted <b>Yes</b>
Councilperson Madsen	Voted <b>Yes</b>
Councilperson Selleneit	Voted <b>Yes</b>
Councilperson Ulrich	Voted <b>Yes</b>
Councilperson Ward	Voted <b>Recused</b>

Motion carried by a 4 to 0 vote.

Dated this 15th day of January, 2025.

  
Signed by (Chairperson) (Vice Chair)

## ACKNOWLEDGEMENT CERTIFICATE

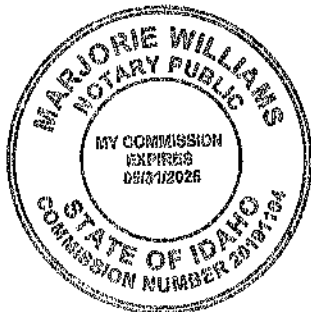
State of Idaho)

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 Edward Ulrich, 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.

S  
E  
A  
L



Marjorie Williams  
Notary Public  
My Commission Expires on 5/31 2025