

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

PRELIMINARY PLAT–TURKEY HOLLOW SUBDIVISION

MEETING DATE: JANUARY 15, 2025

FILE #: SPP-24-9

LOCATION: RPRRCHS000600, currently addressed as 906 E. Pidcock Road, Inkom, ID 83245 and
RPRRCHS000700, currently unaddressed.

APPLICANT:

Dioptra
Stewart Ward
4880 Clover Dell Road
Pocatello, ID 83202

OWNER:

Brett Robinson Management LLC
906 E. Pidcock Road
Inkom, ID 83245

REQUEST & BACKGROUND: Stewart Ward proposes an amendment to Coyote Hollow Subdivision for the purpose of adjusting a lot line. The existing lots are 5.00 acres with 2.78 acres of open space and 5.00 acres with 3.19 acres of open space. After the proposed adjustment, the lots will be 6.42 acres with 4.19 acres of open space and 3.58 acres with 1.78 acres of open space. The development proposes individual well and septic systems. 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: ~3.58 acres and 6.42 acres

VIEWS: The property is visible from E. Pidcock Road.

IMPACT AREA: City of Inkom

FLOOD ZONE: X, minimal

TERRAIN: Steep slopes with flat area and natural drainage

EXISTING STRUCTURES: Residential dwelling and cottage dwelling.

OPEN SPACE: 5.97 acres within lots

OTHER: Located within Coyote Hollow 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 are no changes from the approved Concept Plan and this lot adjustment 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. This is only a lot line adjustment between lots in existing subdivision. The adjustment allows the property line to follow the contour lines.

CONDITIONS (If any)

1. Plat shall state "All lots are subject to a 5-foot public utility easement along all lot lines."
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 Turkey Hollow Subdivision, as described in the application, shall be **approved**.

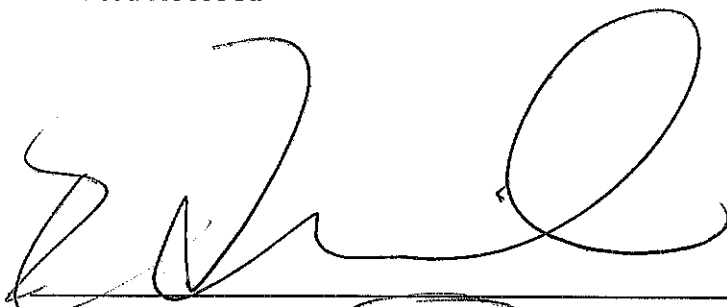
Motion by Krystal Madsen seconded by Chad Selleneit to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted Yes
Councilperson Madsen	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Yes
Councilperson Ward	Voted Recused

Motion carried by a 4 to 0 vote.

Dated this 15th day of January, 2025.


Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

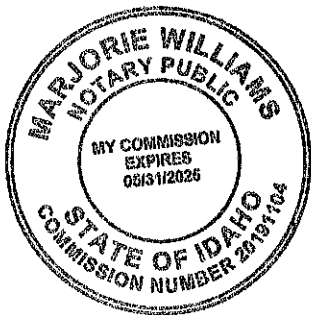
State of Idaho)

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.

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