

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### PRELIMINARY PLAT-PEPPERGRASS POINT SUBDIVISION MEETING DATE: FEBRUARY 19, 2025

**FILE #:** SPP-25-1  
**LOCATION:** RP RR WH4000400, currently addressed as 9950 Pepper Grass Point, Pocatello, ID 83204, RP RR WH4000500, currently unaddressed, and RP RR WH4000600, currently addressed as 9877 Pepper Grass Point, Pocatello, ID 83204.

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

**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 are proposed to be 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: Sloped from west to east

EXISTING STRUCTURES: Residential dwellings and accessory structures.

OTHER: Located within Wild Horse Ridge Subdivision Phase 4.

## **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.  
This is a re-plat of three existing lots into two.
- 2.** The street plan for the proposed subdivision will permit its development in accordance with the Bannock County Subdivision Ordinance.  
This is a platted subdivision and existing roads have already allowed the road development.
- 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.  
This is a platted subdivision and existing roads have already allowed the road development.
- 4.** Lot lines and roads do relate to land shapes and existing development.  
This is a re-plat of three existing lots into two, the new lot line relates to existing lot lines and land shapes.

## **CONDITIONS:**

1. CC&Rs shall reference new subdivision name.
2. Plat shall state: "The 100' wide recreation easement of which 50 feet is dedicated in phase 2, is designated for the recreational ingress and egress (i.e. Horse riding, biking, walking...) of all Wildhorse Ridge Subdivision residences. The 10' wide trail shall be free from obstructions such as fences, building structures, gardens, and landscaping."

## ORDER: CONCLUSION AND DECISION

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

Motion by Madsen, seconded by Selleneit 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>Absent</b>
Councilperson Ward	Voted <b>Yes</b>

Motion carried by a **4** to **0** vote.

Dated this 19th day of February, 2025.

  
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Signed by (Chairperson) (Vice Chair)

### ACKNOWLEDGEMENT CERTIFICATE

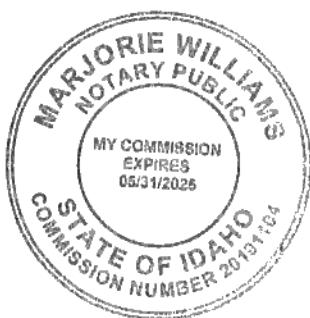
State of Idaho)

S.S.

County of Bannock)

On this 19th day of February, 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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E  
A  
L



  
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Notary Public  
My Commission Expires on 5/31/2026