

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

PRELIMINARY PLAT– WESTFIELD ESTATES DIV. 6

MEETING DATE: March 19, 2025

FILE #: SPP-25-2

LOCATION: RPR3853006605, currently unaddressed and RPRRWE4000500, currently addressed as 11824 Devonshire Drive, Chubbuck, ID 83202.

APPLICANT:

Sunrise Engineering
David Assan
600 E. Oak Street

OWNER:

Rio Vista Land LLC	Colter and Shanel Sears
158 S. Main Street	11824 Devonshire Drive
Pocatello, ID 83204	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 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.

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.
The preliminary plat is in conformance with staff recommendations, the approved Concept Plan and all zoning and subdivision ordinances.
2. The street plan for the proposed subdivision **will** permit its development in accordance with the Bannock County Subdivision Ordinance.
The street plan meets the development ordinance codes, per Highway Standards and Roadway Development Procedures for Bannock County (HSRDP).
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.
The street plan connects to the adjoining subdivision phases and has a cul-de-sac that will be constructed according to the HSRDP.
4. Lot lines and roads **do** relate to land shapes and existing development.
This is phase 6 within a development, the land is relatively flat, and all lots and roads relate to the existing development.

CONDITIONS (If any)

1. Road side drainage swale to be built by the developer before final plat is recorded.
2. All road name signs and traffic signs shall be installed within Westfield Estates Phase 4, and approved by staff, before Westfield Estates Phase 6 shall be recorded.
3. All easements shall be depicted on plat.
4. All roads must be built to Bannock County Highway Standards and Roadway Development Procedures.
5. Irrigation line, within right-of-way, shall have an easement created. No utilities other than city water and city sewer shall be installed within the right-of-way.
6. Development Agreement instrument number to be referenced on final plat.
7. County variance instrument number 22127540 to be referenced on final plat.
8. CC&Rs shall reference Westfield Estates Division 6 subdivision name.

ORDER: CONCLUSION AND DECISION

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

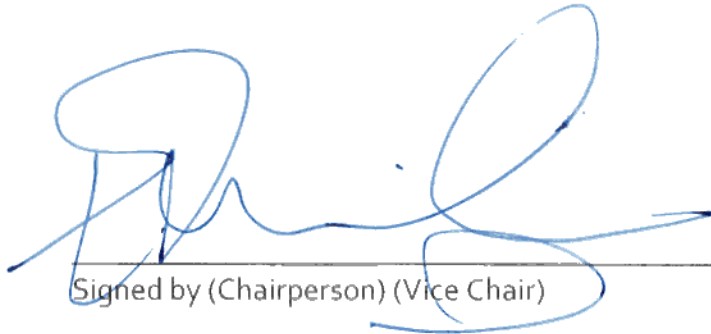
Motion by Krystal Madsen, seconded by Chad Selleneit to adopt the foregoing Findings and Order.

ROLL CALL:

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

Motion carried by a 4 to 0 vote.

Dated this 19th day of March, 2025.

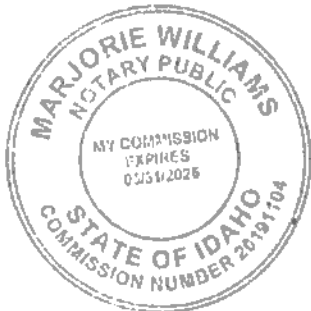

Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this 19th day of March, 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 20 25