

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### CONCEPT PLAN – CHESTNUT HILL SUBDIVISION PUBLIC HEARING: AUGUST 20, 2025

**FILE #:** SCP-25-1  
**LOCATION:** RPRRCIN000401, currently addressed as 9595 Chestnut Hill Drive, Pocatello, ID 83204 and  
RPRRCIN000301, currently addressed as 9498 Chestnut Hill Drive, Pocatello, ID 83204.

<b>APPLICANT:</b>	<b>OWNER:</b>
Dioptra	Mark and Rose Selover      Jordan and Emily Driscoll
Stewart Ward	9595 W. Chestnut Hill Drive      9498 W. Chestnut Hill Drive
4880 Clover Dell Road	Pocatello, ID 83204      Pocatello, ID 83204
Pocatello, ID 83202	

**REQUEST & BACKGROUND:** Stewart Ward proposes a lot line adjustment to an existing platted subdivision to adjust approximately 3.43 acres and 3.48 acres into 3.34 acres and 3.55 acre lots, off of Chestnut Hill Drive, a county-maintained road. The development proposes individual septic systems and wells. This subdivision is located ~1.25 miles from the City of Pocatello boundary.

### FINDINGS:

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

##### SITE CHARACTERISTICS AND ZONING:

**ZONE:** Residential Rural  
**PROPERTY SIZE:** ~ 3.43 acres and 3.48 acres  
**VIEWS:** The property is visible from all directions  
**IMPACT AREA:** Not within impact area  
**FLOOD ZONE:** X, Minimal  
**TERRAIN:** Steep slopes  
**EXISTING STRUCTURES:** Dwellings and residential accessory structures  
**OTHER:** Located within Cinnamon Springs Subdivision

## 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. It meets goal 2.2.4 of the Comprehensive Plan and is in conformance with the provisions of the Idaho Code.
2. The proposed roads and bridges **are** designed and constructed according to Section 402 of e Subdivision Ordinance. A design deviation **was not** requested and **was not** granted to equal or exceed these standards for its purpose.  
The roads are already existing to both lots with no requested changes.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.  
The roads are already existing to both lots with no requested changes.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.  
The 10 ft utility easement to the north will be addressed in the conditions.
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 lots were already laid out in the previous subdivision and the concept is for a minor lot adjustment on the north side.
6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards.  
There no change in the proposed density and development other than a minor lot line adjustment.

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

#### Conditions 3 & 4 of the Staff Report:

3. At preliminary plat, provide and meet written comment requirements from Pocatello Valley Fire District. If no comments are received, the applicant may submit proof of at least two contact attempts.
4. All subsequent plats shall state that the 10' easement is for public utilities, roadway slopes, and drainage.

## ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Chestnut Hill Subdivision Concept Plan, as described in the application, shall be **approved**.

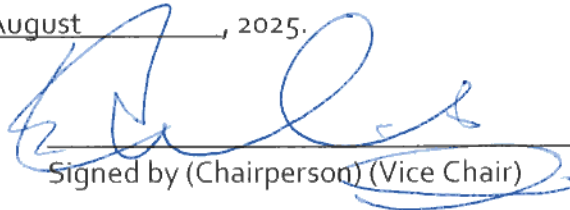
Motion by Chad Selleneit, seconded by Molly Dimick to adopt the foregoing Findings and Order.

### 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 20th day of August, 2025.

  
Signed by (Chairperson) (Vice Chair)

### ACKNOWLEDGEMENT CERTIFICATE

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

On this 20th day of August, 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 2031