

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### CONCEPT PLAN – DEETER RIDGE ESTATES PUBLIC HEARING: OCTOBER 22, 2025

**FILE #:** SCP-25-2  
**LOCATION:** A portion of RPR3803029304, currently addressed as 10961 W. 2 ½ Mile Road, Chubbuck, ID 83202.

<b>APPLICANT:</b>	<b>OWNER:</b>	
Dioptra	Spring Creek Homes LLC	Spring Creek Homes LLC and BKKP Properties LLC
Stewart Ward	620 Pheasant Ridge Drive	13104 W. Tyhee Road
4880 Clover Dell Road	Pocatello, ID 83202	Pocatello, ID 83202
Pocatello, ID 83202		

**REQUEST & BACKGROUND:** Stewart Ward proposes development for ten (10) residential lots and one (1) open space lot. The subject property is a portion of parcel RPR3803029304. The affected lots total 23.21 acres generally located off of 2 ½ Mile Road, a county-maintained road. The development proposes individual well and septic systems. There will be 10 buildable lots between 1.01 and 1.06 acres in size. This subdivision is located ~ 0.49 miles from the City of Chubbuck boundary.

### FINDINGS:

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

##### SITE CHARACTERISTICS AND ZONING:

ZONE: Multiple Use (MU)

DESIGNATION: Residential Suburban (RS)

PROPERTY SIZE: ~27.98 acres

VIEWS: The property is visible from the north, east, south and west

IMPACT AREA: City of Chubbuck

FLOOD ZONE: A

TERRAIN: Sloped from north to south

EXISTING STRUCTURES: Accessory structures

## 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. Based on Comprehensive Plan goals: Goal 1.2 A balance of urban and rural amenities to attract families and Goal 2.2 Development that fosters economic growth while maintaining the rural character of the county. This plan also adheres to the Residential Suburban District in the Bannock County Zoning Ordinance.
2. The proposed roads and bridges **are** designed and constructed according to Section 402 of the Subdivision Ordinance. A design deviation **was not** requested and **was not** granted to equal or exceed these standards for its purpose. Roads will be designed to the Bannock County Road and Bridge manual for width, easements, and cul-de-sac.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads. There are no dedicated streets existing on the west or south property and all access will be from an existing dedicated road.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition. The applicant has stated that existing easements will be vacated and new easements will be proposed to take their place.
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. Lots are located and laid out with open space per the subdivision ordinance to preserve the natural drainage.
6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards. Lots are located and laid out with open space per the subdivision ordinance to preserve the natural drainage. The proposed subdivision meets the minimum standards of an open space division in the RS zone.

With the following conditions of approval,

1. All existing structures shall be removed or meet setback requirements. Setback measurements shall be depicted on Preliminary Plat.
2. Subdivision construction plans shall include structures being removed.
3. Provide written comments from North Bannock Fire District at Preliminary Plat.
4. All subsequent plats shall state "All lots shall access directly from Dundee Drive and are restricted from access off of 2 ½ Mile Road."
5. All subsequent plats shall state "This subdivision is in area of concern for elevated levels of nitrate."

6. Proof of notification to vacate easements shall be provided with Preliminary Plat to meet Idaho Code 50-1306A.
7. Provide location of central mail boxes on the preliminary plat and final plat.
8. Provide location of school bus stop on the preliminary plat and final plat.
9. Provide written comments from DEQ resolving what method of septic discharge is being approved for this development.
10. Proof of irrigation rights shall be provided at Preliminary Plat. If irrigation rights exist, rights must be distributed to each lot and maintenance addressed within the CC&R's.
11. Right-of-way shall be 60 feet wide and shall have a cul-de-sac with a 60-foot radius. A 15-foot-wide utility easement shall be provided on all sides of the proposed right-of-way, located outside of the right-of-way boundaries.
12. Detailed Base Flood Elevation Study provided at Preliminary Plat. All subsequent plats shall depict data from said study.

## ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Deeter Ridge Estates Concept Plan, 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 <b>Abstain</b>
Councilperson Madsen	Voted <b>Yes</b>
Councilperson Selleneit	Voted <b>Yes</b>
Councilperson Ulrich	Voted <b>Absent</b>
Councilperson Ward	Voted <b>Recused</b>

Motion carried by a 2 to 1 vote.

Dated this 22 day of Oct, 2025.

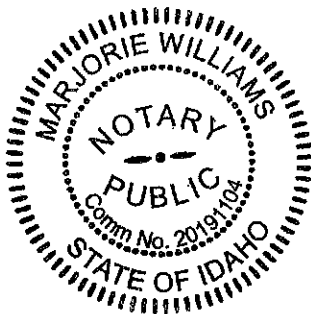
[Signature]  
Signed by (Chairperson) (Vice Chair)

### ACKNOWLEDGEMENT CERTIFICATE

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

On this 22nd day of October, in the year of 2025, before me Marjorie Williams, a notary public, personally appeared Chad Selleneit, 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



[Signature]  
Notary Public  
My Commission Expires on 5/31 2031