

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### CONCEPT PLAN – TOM'S HOLLOW SUBDIVISION PUBLIC HEARING: OCTOBER 22, 2025

**FILE #:** SCP-25-3  
**LOCATION:** RPRRCHS000300, currently unaddressed and RPRRCHS000400, currently addressed as 620 E. Pidcock Road Inkom, ID 83245.

<b>APPLICANT:</b>	<b>OWNER:</b>
Dioptra	Thomas Nelson Homes LLC
Stewart Ward	P.O. Box 2373
4880 Clover Dell Road	Pocatello, ID 83206
Pocatello, ID 83202	

**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 2.33 acres of open space and 5.16 acres with 1.91 acres of open space. After the proposed adjustment, the lots will be 6.10 acres with 2.34 acres of open space and 4.05 acres with 1.91 acres of open space. The development proposes individual well and septic systems. This subdivision is located ~ 1.19 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:** ~5.00 acres and 5.16 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 in progress  
**OPEN SPACE:** 4.24 acres within lots  
**OTHER:** Located within Coyote Hollow 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's an already existing subdivision and is in conformance with the Bannock County Comprehensive Plan, 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.
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.  
All roads are existing and no changes are being made.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.  
All roads are existing and no changes are being made
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.  
  
A minor lot line adjustment to accommodate an existing driveway.
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.  
A minor lot line adjustment between lots 3 & 4 do not conflict with other adjoining lots.
6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards.  
A minor lot line adjustment and nothing changes between the two lots and does not change housing density.

With the following conditions of approval,

1. Depict all current and proposed easements and rights-of-way located within the subdivision, on all subsequent plats, including measurements and instrument numbers (when available).
2. All subsequent plats shall state "Open Space is within individual lots as separate lots and is deed restricted from further development per Bannock County Subdivision Ordinance 1997-4, §401.C.3.b."
3. All subsequent plats shall state "90 foot x 45 foot easement for fire truck turn-a-round and 20,000 gallon underground fire suppression water tank."

### ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Tom's Hollow 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>Absent</b>
Councilperson Ward	Voted <b>Recused</b>

Motion carried by a 3 to 0 vote.

Dated this 22 day of Oct, 2025.

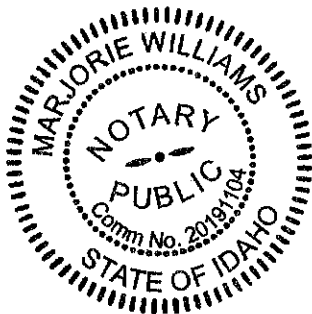
C/S  
Signed by (Chairperson) (Vice Chair)

### 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.

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Marjorie Williams  
Notary Public  
My Commission Expires on 5/31 20 31