

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

PRELIMINARY PLAT-CHESTNUT HILL SUBDIVISION

MEETING DATE: OCTOBER 22, 2025

FILE #: SPP-25-3
LOCATION: RPRRCIN000401, currently addressed as 9595 Chestnut Hill Drive, Pocatello, ID 83204.
RPRRCIN000301, currently addressed as 9498 Chestnut Hill Drive, Pocatello, ID 83204.

APPLICANT:

Dioptra
Stewart Ward
4880 Clover Dell Road
Pocatello, ID 83202

OWNER:

Mark and Rosa Selover	Jordan and Emily Driscoll
9595 W. Chestnut Hill Drive	9498 W. Chestnut Hill Drive
Pocatello, ID 83204	Pocatello, ID 83204

REQUEST & BACKGROUND: Stewart Ward proposes an amendment to Cinnamon Springs Subdivision for the purpose of adjusting a lot line. The existing lots are 3.48 acres and 3.43 acres. After the proposed adjustment, the lots will be 3.55 acres and 3.34 acre. 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

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 and all conditions have been met with the exception of Condition 1 of the Staff Report.

2. The street plan for the proposed subdivision **will** permit its development in accordance with the Bannock County Subdivision Ordinance.

The street plan has not changed from Concept. The road currently exists and not intended to be modified.

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 has not changed from Concept. The road currently exists and not intended to be modified.

4. Lot lines and roads **do** relate to land shapes and existing development.

Lot lines and roads have not changed from Concept.

CONDITIONS (If any)

1. At final plat, provide and meet written comment requirements from Pocatello Valley Fire District. If no comments are received, the applicant shall submit proof of at least two contact attempts.
2. Developer to research if there are any CC&Rs imposed on the existing lots. If existing CC&Rs are imposed on the lots, condition 3 is required.
3. As no CC&Rs were proposed by the developer, the CC&Rs from Cinnamon Springs Subdivision, updated to reflect the name of the new subdivision, shall be the CC&Rs used on this plat.

ORDER: CONCLUSION AND DECISION

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

Motion by Molly Dimick, seconded by Krystal Madsen to adopt the foregoing Findings and Order.

ROLL CALL:

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

Motion carried by a 3 to 0 vote.

Dated this 22 day of Oct, 2025.

CIS
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 202031