

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### CONCEPT PLAN – SHAW HOLLOW ESTATES PUBLIC HEARING: JANUARY 21, 2026

**FILE #:** SCP-25-4  
**LOCATION:** RPR4015006605, currently unaddressed.

<b>APPLICANT:</b>	<b>OWNER:</b>
Shane Remer	NR Investments LLC
1592 N. 775 E.	2860 N. Rapid Creek Road
Shelly, ID 83274	Inkom, ID 83245

**REQUEST & BACKGROUND:** Shane Remer proposes development for two (2) residential lots and one (1) open space lot. The subject property is parcel RPR4015006605. The affected lots total 10.097 acres generally located off of Rapid Creek Road, a county-maintained road. The development proposes individual well and septic systems. There will be 2 buildable lots between 1.485 and 3.563 acres in size. This subdivision is located ~0.90 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 (RR)  
**PROPERTY SIZE:** ~10.097 acres  
**VIEWS:** The property is visible from the north, south, and west.  
**IMPACT AREA:** None  
**FLOOD ZONE:** A and AE with Floodway  
**TERRAIN:** Slopes with some flatter areas to build.  
**EXISTING STRUCTURES:** None

##### 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.  
Goal 1.2: A balance of urban and rural amenities to attract families.  
Goal 2.2: Development that fosters economic growth while maintaining the rural character of the county.  
Strategy 2.2.4: Allow rural developments to offer a mix of lot sizes to support people with diverse incomes, uses, and needs.  
Goal 3.3: A rural atmosphere with a variety of housing and commercial development opportunities.  
  
The land is currently zoned Residential Rural (RR). Under the Residential Rural zoning district, a maximum density of one dwelling per 2.5 acres with an open space subdivision is permitted. This proposal meets the allowable density.
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.  
The proposed access will be a private easement and will be designed to the driveway requirements outlined in Bannock County ordinances.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.  
Lots are accessed from a private drive and the approach connects to a county road.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.  
Based on condition 2, the existing easements have been addressed and will be reflected on the plat.
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.  
All lots and blocks are placed along a county road and conform to parcels in the vicinity. Lots are in compliance with residential density and relate to surrounding properties. The lots also preserve the existing floodway within the open space.
6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards.  
Lots are in compliance with residential density and relate to surrounding properties. The land is currently zoned Residential Rural (RR). Under the Residential Rural zoning district, a maximum density of one dwelling per 2.5 acres with an open space subdivision is permitted. This proposal meets the allowable density.

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

1. All subsequent plats shall state "All lots shall access directly from the 60' interior access easement and are restricted from direct access off of Rapid Creek Road."
2. The applicant will work with the neighbors to establish an irrigation easement. The irrigation easement shall be depicted on all subsequent plats.
3. 50% of slopes over 30% grade shall be designated open space. All slopes 35% or greater are required to be depicted within the open space lot on all subsequent plats. A slope analysis is required to prove slopes are less than 30% if open space is not adjusted on Preliminary Plat.
4. All existing and proposed easements shall be depicted on all subsequent plats.
5. Detailed Base Flood Elevation Study provided at Preliminary Plat. All subsequent plats shall depict data from said study.
6. All subsequent plats shall state "Open Space shall not be used for open storage or for collection of refuse, junk or garbage."
7. 30' access easement with 15' public utility easements on each side.
8. Remove road name. Proposed road to be classified as a driveway.

#### ORDER: CONCLUSION AND DECISION

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

Motion by Edward Ulrich, seconded by Chad Selleneit 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>Yes</b>

Motion carried by a 5 to 0 vote.

Dated this 21st day of January, 2026.

  
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Signed by (Chairperson) (Vice Chair)

# ACKNOWLEDGEMENT CERTIFICATE

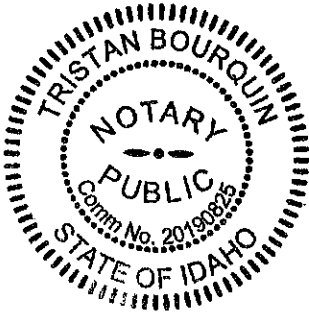
State of Idaho)

S.S.

County of Bannock)

On this 21<sup>st</sup> day of January, in the year of 2026, before me Tristan Bourquin, a notary public, personally appeared Stewart Ward, 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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E  
A  
L



Tristan Bourquin  
Notary Public  
My Commission Expires on 5.27 2031