

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

CONCEPT PLAN – REPLAT OF DEER VALLEY RESERVE & DEER VALLEY RESERVE – DIVISION 2 PUBLIC HEARING: JANUARY 21, 2026

FILE #: SCP-25-5
LOCATION: RPRRDV000100, RPRRDV000200, RPRRDV000300, RPRRDV000400,
RPRRDV000500, RPRRDV000600, RPRRDV000700, RPRRDV2000800,
RPRRDV2000100, RPRRDV2000200, RPRRDV2000300, RPRRDV2000400,
RPRRDV2000500, RPRRDV2000600, and RPRRDV2000700, currently unaddressed.

APPLICANT:	OWNER:
Sunrise Engineering	DEG Enterprises 3 LLC
Matt Baker	Dave and Emma Gebo
600 E. Oak Street	2201 N. Whittney Drive
Pocatello, ID 83201	Pocatello, ID 83201

REQUEST & BACKGROUND: Matt Baker proposes to replat Deer Valley Reserve and Deer Valley Reserve Division 2, combining the two adjoining subdivisions into a single subdivision and reducing the total number of lots from fifteen (15) to eleven (11), consisting of eight (8) residential lots and three (3) open space lots. The affected lots total 62.36 acres and are generally located off of Bighorn Drive, Elk Road, Autumn Lane and Deer Reserve Drive. The development proposes individual well and septic systems. This subdivision is located ~ 1.23 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 (RR)
PROPERTY SIZE: ~62.36 acres
VIEWS: The property is visible from the north, south, and west.
IMPACT AREA: None
FLOOD ZONE: X, minimal
TERRAIN: Slopes with natural drainage.
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.
Strategy 2.2.5: Continue to ensure that developments, rezones, and land uses align with the Future Land Use Map and its associated characteristics and descriptions as illustrated in Figure 7.
Goal 3.3: A rural atmosphere with a variety of housing and commercial development opportunities.
Strategy 3.3.1: Manage density requirements where growth opportunities exist while considering the desire for open space.

The land is currently zoned Residential Rural. Under the Residential Rural zoning district, a maximum density of one dwelling to 2.5 acres with an open space subdivision is permitted. The proposal meets the density requirements outlined in this zone. This is a replat of an existing subdivision that met the ordinances at the time and will continue to meet all requirements.

2. The proposed roads and bridges **are** designed and constructed according to Section 402 of the Subdivision Ordinance. A design deviation **was** requested and **was** granted to equal or exceed these standards for its purpose.
The road is existing and was built to county standards at the time of the original development.
Design deviations are to allow access to lots that are not from interior subdivision roads, but existing public roads within adjacent subdivisions, and to allow more than an average of 100' of interior road per lot frontage.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.
The road is existing, was built to county standards at the time of the original development, and does not prohibit extension.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.
Based on condition 3, all existing and proposed easements shall be depicted on all subsequent plats.
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 proposed plat will not adjust the blocks of the original subdivision and depicts a decrease in the number of building lots. There is no proposed reduction to the existing open space within the subdivision. The proposed lots are located in close proximity to existing roads, subdivisions, and utilities.

6. The proposed property is physically suitable for the type and proposed density of development and **does** conform to existing zone standards.
The proposed density of development not only meet but exceeds the standards outlined in the Residential Rural zoning district. Under the Residential Rural zoning district, a maximum density of one dwelling to 2.5 acres with an open space subdivision is permitted. The proposal outlines an average density of 7.796 acres per dwelling unit.

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

1. Deer Reserve Drive is to be dedicated as open space and noted as such on all subsequent plats.
 2. Provide written comment from South East Idaho Public Health approving septic restrictions to be lifted.
 3. All existing and proposed easements shall be depicted on all subsequent plats.
 4. All subsequent plats shall state "Open Space shall not be used for open storage or for collection of refuse, junk or garbage."
 5. Subsequent plats shall depict a provided stormwater easement or drainage right-of-way conforming substantially with the lines of such water course per Subdivision Ordinance §405.A.
 6. Proof of legal 60' access from Autumn Lane to be provided at Preliminary Plat and reference said instrument number on the all subsequent plats.
 7. Preliminary plat shall depict a building footprint for lot 4, block 1 that meets the requirements of the ordinances.
 8. All subsequent plats shall state, "Lot 5 and lot 6 of block 1 and lot 1 of block 2 are to be retained as community open space and dedicated to the Deer Valley Reserve Home Owner's Association."
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ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Replat of Deer Valley Reserve and Deer Valley Reserve Division 2 Subdivision Concept Plan, as described in the application, shall be **approved**.

Motion by Chad Selleneit, seconded by Edward Ulrich to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted Yes
Councilperson Madsen	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Yes
Councilperson Ward	Voted No

Motion carried by a 4 to 1 vote.

Dated this 21st day of January, 2026.


Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)


S.S.

County of Bannock)

On this 21st 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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Notary Public
My Commission Expires on 5.27 2031