

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL  
FINDINGS AND ORDER**

**PRELIMINARY PLAT-DEETER RIDGE ESTATES  
MEETING DATE: FEBRUARY 18, 2026**

**FILE #:** SPP-26-1  
**LOCATION:** RPR3803029310, RPR3803029309, and RPR3803029311, all currently unaddressed.

<b>APPLICANT:</b> Dioptra Stewart Ward 4880 Clover Dell Road Pocatello, ID 83202	<b>OWNER:</b> Spring Creek Homes LLC and BKKP Properties LLC 620 Pheasant Ridge Drive Pocatello, ID 83202
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**REQUEST & BACKGROUND:** Stewart Ward proposes development for ten (10) residential lots and one (1) open space lot. The subject properties are parcels RPR3803029310, RPR3803029309, and RPR3803029311. 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 1.08 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:** ~23.21 acres  
**VIEWS:** The property is visible from the north, east, south and west  
**IMPACT AREA:** None  
**FLOOD ZONE:** A  
**TERRAIN:** Sloped from north to south  
**EXISTING STRUCTURES:** Accessory structures

## 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.

As shown in the Staff Report and on the current plat. All concept conditions have been met per staff review.

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

Subdivision road meets all Road & Bridge standards for the development and has not changed since concept plan.

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.

Due to the land shape and configuration it conforms to all county standards.

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

An open space lot has been created to relate to land contours. All lots are configured in relation to the road.

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## CONDITIONS (If any)

1. All subsequent plats shall state "Open Space shall not be used for open storage or for collection of refuse, junk or garbage."
2. All subsequent plats shall state "Open Space, Block 1 Lot 11, is a separate lot and is restricted from further development but may be farmed, grazed, or timbered."
3. All subsequent plats shall state "The plat is currently located within the Multiple Use Zoning District and shall be re-designated to the Residential Suburban Zoning District per Bannock County Zoning Ordinance 1998-1, §356 and instrument number 224,03372."
4. Mailbox location to be moved outside of the open space lot.
5. CC&Rs shall address maintenance of all common area, to include cost.

**ORDER: CONCLUSION AND DECISION**

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

Motion by Edward Ulrich, seconded by Krystal Madsen 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>Absent</b>

Motion carried by a 4 to 0 vote.

Dated this 18th day of February, 2026.

  
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 Signed by (Vice Chair)

**ACKNOWLEDGEMENT CERTIFICATE**

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

On this 18th day of February, in the year of 2026, 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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 Notary Public  
 My Commission Expires on 5/31 2031