

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

**CONCEPT PLAN – WESTFIELD ESTATES DIVISION 7
PUBLIC HEARING: MARCH 18, 2026**

FILE #: SCP-26-1
LOCATION: RPR3853006606, currently unaddressed.

APPLICANT:	OWNER:
Sunrise Engineering	Rio Vista Land LLC
David Assan	158 S. Main Street
600 E. Oak Street	Pocatello, ID 83204
Pocatello, ID 83201	

REQUEST & BACKGROUND: David Assan proposes to subdivide approximately 6.78 acres of land into 12 lots. The development proposes City of Chubbuck water and sewer. The buildable lots would range between 0.42 and 0.60 acres in size. This subdivision is located ~ 0.53 miles from the City of Chubbuck boundary.

FINDINGS:

JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

SITE CHARACTERISTICS AND ZONING:

ZONE: Residential Suburban
PROPERTY SIZE: ~ 6.78 acres
VIEWS: The property is visible from all directions.
IMPACT AREA: City of Chubbuck
FLOOD ZONE: X, minimal
TERRAIN: Relatively flat
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

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER: PERMIT SCP-26-1

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.
Goal 4.4: Protected natural resources.
Strategy 4.4.2: Continue responsible natural resource management.
Strategy 4.4.3: Support responsible use and management of surface and ground water.

Section 330 of the Zoning Ordinance states that Residential Suburban allows lots less than 5 acres when connecting to city sewer. Section 404.G states that all lots in subdivision of more than 4 lots shall access an interior road or street – this proposal will have lots accessing Brighton Lane. Section 402 requires adherence to road standards – this proposal will adhere to all road standards outlined in ordinance.

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.
Applicant has requested a deviation from the standard 60' right-of-way to a 55' right-of-way. The road design is consistent with phases 1-4. When construction of a new roadway or modification to an existing roadway occurs within the area of city impact, the Road and Bridge Department may apply the standards and specifications of the City at the Road and Bridge Department's discretion. Section 402.C requires subdivisions with 25 or more lots to have ingress and egress. This proposal complies with this requirement.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.
Proposed phase 7 connects Brighton Lane to Devonshire Drive which is a dedicated street. Devonshire Drive and Westfield Avenue connect to allow ingress and egress for the subdivision.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.
Proposed phase 7 connects Brighton Lane to Devonshire Drive which is a dedicated street. It is an extension of platted utility easements.
5. The blocks of lots **are not** 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 building lots will connect with an existing subdivision, clustering the home sites. The design will allow connectivity of roadways and utility easements. The lot sizes are consistent with

existing phased subdivisions. Lots appear to be laid out in a manner that properly relate to the adjoining lots, parcel lines, utilities, streets, or other existing or planning facilities.

6. The proposed property is physically suitable for the type and proposed density of development and **does** conform to existing zone standards.
The land is currently used for agricultural and residential. The land is relatively flat and is adjacent to other residential uses. Connecting to city services permits the development density. This is an extension of other phases with the same type of development. Per Bannock County Zoning Ordinance §333, single-family dwellings, duplex, accessory uses which are customarily incidental to residential uses, livestock on one acre or more, and noncommercial recreational facilities are permitted uses in this district.

With the following conditions of approval,

1. Provide written comments regarding the road design from the City of Chubbuck with Preliminary Plat *submittal. In the absence of comment, provide evidence of attempt to contact them at least twice.*
2. Provide location of central mail boxes on the preliminary plat and final plat.
3. Provide location of school bus stop on the preliminary plat and final plat.
4. All subsequent plats shall state "Lot 20 and Lot 21, Block 4 are restricted from access off of Rio Vista Road."
5. Include the proposed stormwater detention/retention methods and measures, adequate for controlling post development stormwater runoff, on the preliminary plat.
6. All subsequent plats shall state "This subdivision is in area of concern for Ethylene Dibromide (EDB) groundwater contamination."
7. All sidewalks within the right-of-way shall be the HOA's responsibility while located within the county. CC&Rs shall state so.
8. 10' public utility easement to be extended within lots 20 and 21 along Rio Vista Road and clearly noted on all subsequent plats.
9. Plat will reference roadway dedication to the public.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Westfield Estates Division 7 Concept Plan, as described in the application, shall be **approved**.

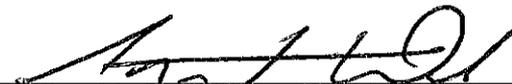
Motion by Edward Ulrich seconded by Molly Dimick to adopt the foregoing Findings and Order.

ROLL CALL:

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

Motion carried by a 5 to 0 vote.

Dated this 18th day of March, 2026.



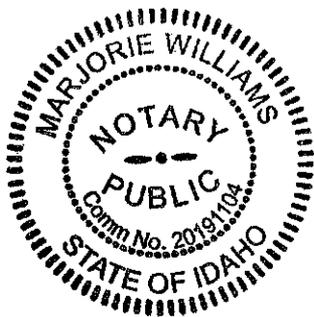
 Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this 18th day of March, in the year of 2026, before me Marjorie Williams 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 they executed the same.

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 Notary Public
 My Commission Expires on 5/31 2031