

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

**PRELIMINARY PLAT–SHAW HOLLOW ESTATES**

**MEETING DATE: APRIL 15, 2026**

**FILE #:** SPP-26-2  
**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 1.492 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

## 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 conditions from concept have all been met and will be in compliance with the subdivision ordinance after adding condition 3 from the Staff Report.

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

There are no new streets created.

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.

No new streets were created. All lots will access from a single point off the county road.

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

Based on the characteristics of the site with the slopes and flood plain, the lots are laid out appropriately.

## CONDITIONS (If any)

1. All subsequent plats shall state "Open Space, Block 1 Lot 3, is a separate lot and is restricted from further development but may be farmed, grazed, or timbered, per Bannock County Subdivision Ordinance 1997-4, §401.C.3."
2. Plat shall state "Stormwater drainage shall be retained on site, within each individual lot, per Bannock County Zoning Ordinance 1998-1, §495."
3. 30' access easement shall be removed from lot 3.
4. Lots that meet requirements of §404.B will need to be marked with an "R" on all subsequent plats.

## ORDER: CONCLUSION AND DECISION

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

Motion by Molly Dimick, seconded by Stewart Ward to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick  
Councilperson Madsen  
Councilperson Selleneit  
Councilperson Ulrich  
Councilperson Ward

Voted **Yes**  
Voted **Yes**  
Voted **Yes**  
Voted **Absent**  
Voted **Yes**

Motion carried by a 4 to 0 vote.

Dated this 15th day of April, 2026.

CIS  
Signed by (Chairperson) (Vice Chair)

### ACKNOWLEDGEMENT CERTIFICATE

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

On this 15th day of April, 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.

S  
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A  
L



Marjorie Williams  
Notary Public  
My Commission Expires on 5/31 20 31