



BANNOCK COUNTY

Planning & Development

5500 S. 5th Ave. * Pocatello, ID 83204

(208)236-7230 * Fax (208) 232-2185

SCP230005

Subdivision Concept Plan

Status: OPEN

Date Created: November 30, 2023

Case Name:

We the People Concept Plan

Location:

25450 S Old Malad Hwy, Downey, Idaho, 83234

People

Applicant

Jose Nava

Calene Burgess

Owner

Noel Olson

Surveyor

Jose Nava

Application Details

Subdivision Current Site Information

Is the parcel(s) located in an Area of City Impact?

No

Yes, please indicate area of city impact.

No Information

Does the parcel(s) border city boundaries?

No

Date of Rezone Approval

No Information

Date of Variance Approval

No Information

Existing deed restrictions, easements, and rights-of ways

Parcel adjoins Old U.S. Highway Route 191. No known Deed Restrictions

Is there an existing mortgage?

Yes

Are any of the parcels located in the FEMA designated floodplain/floodway?

No

Drainage and natural features of the site (topography, slope, creeks, streams, etc.)

Flat ground. possible slight drainage/canal area

Is the parcel over 5,000 feet elevation or located within the designated Important Wildlife Habitat?

Yes

Parcel number(s)

RPR4471005406

Has the property been rezoned?

No

Does the proposed subdivision have any existing well, septic, or structures?

Yes

Section, Township, and Range

Total acreage of parcel(s)?

94.14

Has there been a Variance applied for in regards to this property?

No

Zoning of parcel(s)?

Agricultural District

Concept Plan Information

1. Proposed tentative plan is in conformance with the Bannock County Comprehensive Plan; is in conformance with all applicable provisions of the this Ordinance, other County Ordinances, and Idaho Code.

Yes to the best of my knowledge

2. Proposed roads and bridges will be designed and constructed according to Section 402 of this Ordinance. If a design deviation is requested, it shall equal or exceed those standards for its purpose.

proposed lots are less than 4 therefore no interior subdivision road or street is required Per Sub. Ord. 404.G.
however applicant proposed an additional approach off of the exiting highway right of way

3. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.

no such extensions being prohibited

4. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition.

not to my knowledge

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.

yes

6. The proposed property is physically suitable for the type and proposed density of development and conforms to existing zone standards.

yes

Proposed and/or existing deed restrictions, if any, including easements and rights-of-way.

no known deed restrictions. Parcel adjoins existing right of way for Old U.S. Highway 191

2140.020.A.1. That literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objective of these Standards.

No Information

2140.020.A.2. That there are extraordinary site characteristics applicable to the property involved or to the intended use of the property, which does not generally apply to other properties.

No Information

2140.020.A.3. That literal interpretation and enforcement of the regulation would deprive the Applicant of privileges enjoyed by the owners of other properties.

No Information

2140.020.A.4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties.

No Information

2140.020.A.5. That the granting of the variance will not be detrimental to the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity.

No Information

If this is an open space design subdivision, will you be requesting the following deviation: Section 404 Lots? If yes, please comment deviation details.

Yes/proposed second access of off existing highway right of way

If this is an open space subdivision, will you be requesting the following deviation: Section 403 Blocks? If yes, please comment deviation details.

No

Proposed fire suppression and prevention measures.

Well

Description of improvements proposed to be made or installed, and the time such improvements are proposed to be made or completed.

no known proposed improvements. Applicant plans to begin construction of new home In spring of 2024

Number of Lots

3.00

Will this be an Open Space designed subdivision?

Yes

Will this be a phased subdivision?

No

If so, please indicate the number of phases and describe the timing of the total project and intervals between phases.

No Information

Proposed road name(s)

Proposed Access from Old U.S. Highway Route 191

Proposed uses of the property

Residential

If this is an open space design subdivision, will you be requesting a design deviation from Section 402 Roads, Bridges, Streets?

No

Subdivision Pre-Development Meeting Date

11/7/2023 12:00:00AM

Proposed Subdivision Name

We The People Estates

Proposed utilities and location/placement of utilities.

Proposed 15' wide utility easement adjoining state highway 191

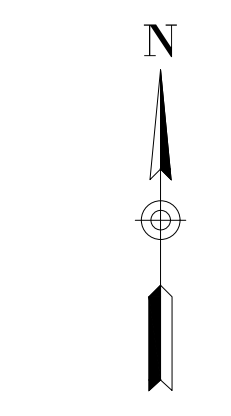
Proposed water supply, sewage disposal, and drainage.

Well and septic

WE THE PEOPLE ESTATES
 LOCATED IN A PART OF THE
E 1/2,
 AND PART OF THE
NE 1/4 OF SW 1/4
SECTION 7
T. 12 S., R. 37 E., B.M.,
BANNOCK COUNTY, IDAHO

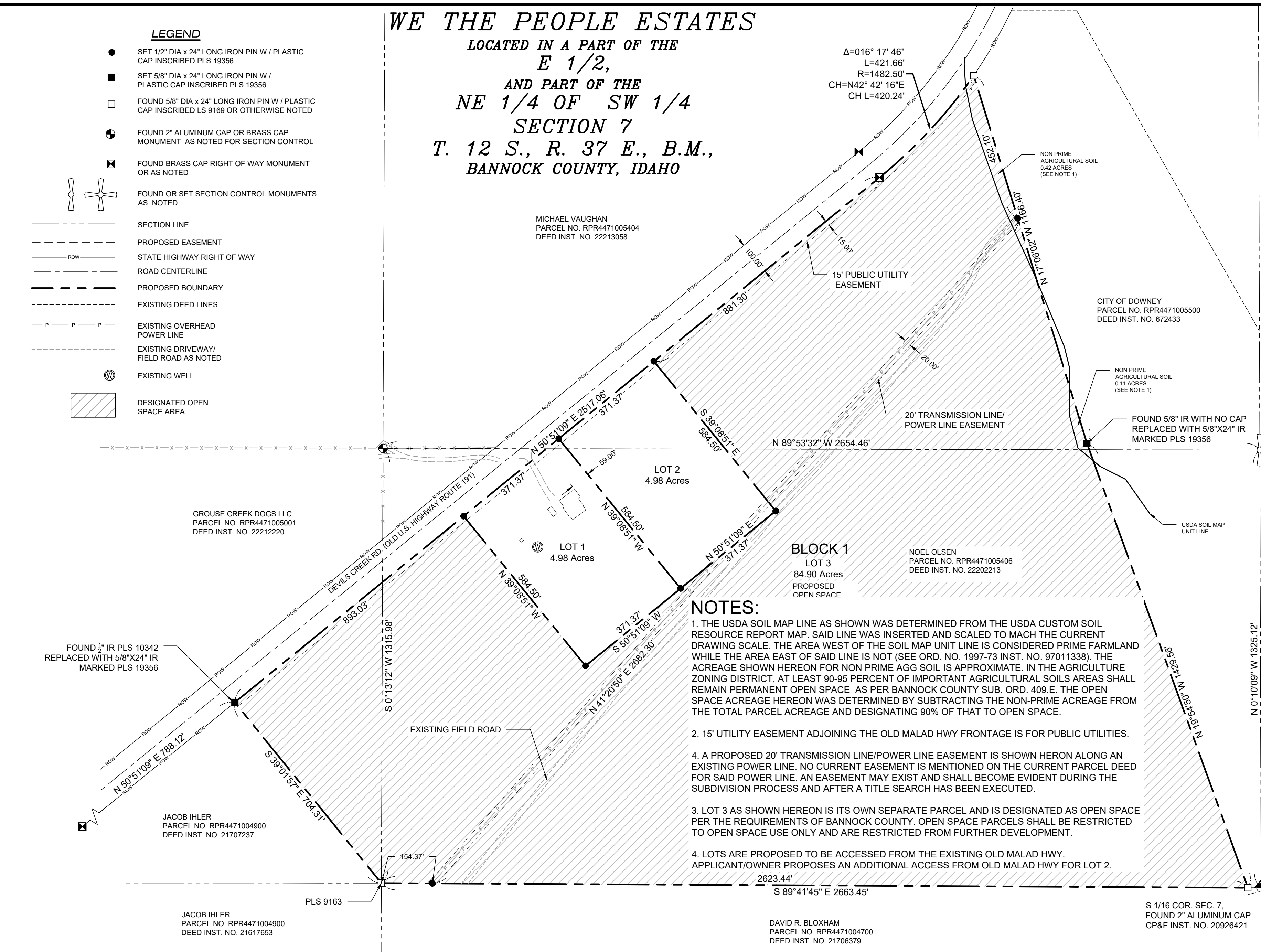
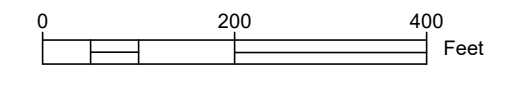
LEGEND

- SET 1/2" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 19356
- SET 5/8" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 19356
- FOUND 5/8" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED LS 9169 OR OTHERWISE NOTED
- ⊙ FOUND 2" ALUMINUM CAP OR BRASS CAP MONUMENT AS NOTED FOR SECTION CONTROL
- ⊠ FOUND BRASS CAP RIGHT OF WAY MONUMENT OR AS NOTED
- ⊕ FOUND OR SET SECTION CONTROL MONUMENTS AS NOTED
- SECTION LINE
- - - PROPOSED EASEMENT
- ROW --- STATE HIGHWAY RIGHT OF WAY
- ROAD CENTERLINE
- - - PROPOSED BOUNDARY
- - - EXISTING DEED LINES
- P - P - EXISTING OVERHEAD POWER LINE
- - - EXISTING DRIVEWAY/ FIELD ROAD AS NOTED
- ⊙ EXISTING WELL
- ▨ DESIGNATED OPEN SPACE AREA



SCALE: 18 x 24
1 IN. = 200 FT.

BASIS OF BEARING
GRID BEARING BASED ON THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM (NAD83/2011)



NOTES:

1. THE USDA SOIL MAP LINE AS SHOWN WAS DETERMINED FROM THE USDA CUSTOM SOIL RESOURCE REPORT MAP. SAID LINE WAS INSERTED AND SCALED TO MACH THE CURRENT DRAWING SCALE. THE AREA WEST OF THE SOIL MAP UNIT LINE IS CONSIDERED PRIME FARMLAND WHILE THE AREA EAST OF SAID LINE IS NOT (SEE ORD. NO. 1997-73 INST. NO. 97011338). THE ACREAGE SHOWN HEREON FOR NON PRIME AGG SOIL IS APPROXIMATE. IN THE AGRICULTURE ZONING DISTRICT, AT LEAST 90-95 PERCENT OF IMPORTANT AGRICULTURAL SOILS AREAS SHALL REMAIN PERMANENT OPEN SPACE AS PER BANNOCK COUNTY SUB. ORD. 409.E. THE OPEN SPACE ACREAGE HEREON WAS DETERMINED BY SUBTRACTING THE NON-PRIME ACREAGE FROM THE TOTAL PARCEL ACREAGE AND DESIGNATING 90% OF THAT TO OPEN SPACE.
2. 15' UTILITY EASEMENT ADJOINING THE OLD MALAD HWY FRONTAGE IS FOR PUBLIC UTILITIES.
4. A PROPOSED 20' TRANSMISSION LINE/POWER LINE EASEMENT IS SHOWN HERON ALONG AN EXISTING POWER LINE. NO CURRENT EASEMENT IS MENTIONED ON THE CURRENT PARCEL DEED FOR SAID POWER LINE. AN EASEMENT MAY EXIST AND SHALL BECOME EVIDENT DURING THE SUBDIVISION PROCESS AND AFTER A TITLE SEARCH HAS BEEN EXECUTED.
3. LOT 3 AS SHOWN HEREON IS ITS OWN SEPARATE PARCEL AND IS DESIGNATED AS OPEN SPACE PER THE REQUIREMENTS OF BANNOCK COUNTY. OPEN SPACE PARCELS SHALL BE RESTRICTED TO OPEN SPACE USE ONLY AND ARE RESTRICTED FROM FURTHER DEVELOPMENT.
4. LOTS ARE PROPOSED TO BE ACCESSED FROM THE EXISTING OLD MALAD HWY. APPLICANT/OWNER PROPOSES AN ADDITIONAL ACCESS FROM OLD MALAD HWY FOR LOT 2.

SUBDIVISION INFORMATION

TOTAL LOTS: 3 (TWO BUILDABLE)
 AVERAGE SIZE: 4.98 ACRES FOR BUILDABLE LOTS
 TOTAL ACREAGE: 94.86 ACRES
 84.90 ACRES: DEDICATED TO OPEN SPACE (SEPARATE LOT)
ZONING
 CURRENT: AGRICULTURAL

OWNER / DEVELOPER

OWNER: NOEL OLSON
 ADDRESS: 25450 OLD MALAD HWY, DOWNEY, ID 83234

SURVEYOR

GVE DRAFTING & LAND SURVEYING
 1290 MOUNTAINWEST DR.
 POCATELLO, ID 83202
 (208)317-6189
 JOSE T. NAVA: SURVEYOR

FLOOD PLAIN

PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND NOT WITHIN A FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAP PANEL # 16005C0775D

STORM WATER RETENTION

ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT

SANITARY SEWER

LOTS IN THIS SUBDIVISION WILL HAVE INDIVIDUAL SEPTIC SYSTEMS AND DRAIN FIELDS

CULINARY WATER

EACH BUILDABLE LOT TO HAVE INDIVIDUAL WELLS.

GVE DRAFTING AND LAND SURVEYING
 1290 MOUNTAIN WEST DR.
 POCATELLO ID. 83202
 208-317-6189 CELL

CONCEPT PLAN
WE THE PEOPLE ESTATES
 LOCATED IN PART OF THE E 1/2 AND PART OF THE NE 1/4 OF SW 1/4 SECTION 7, T. 12 S., R. 37 E., B.M., BANNOCK COUNTY, IDAHO

DRAWN BY:	PLM/JN
PROJECT NO:	23-026
DATE:	12/06/2023
SHEET:	1 of 1