BANNOC COUNTY PLANNING & DEVELOPMENT COMMISSION
FINDINGS AND ORDER

INTRODUCTION

REQUEST: The applicant requests Preliminary Plat approval in accordance with procedures and standards established of the Subdivision and Zoning ordinances.

OWNER: Geoffrey & Angieen Williams
9585 S. Frandsen Rd.
Lava Hot Springs, ID 83246

ENGINEER/SURVEYOR
David Evans & Associates (Cardon Payne)
1823 E. Center St.
Pocatello, ID 83201

PARCEL NUMBER AND LOCATION: The Bannock County Tax Parcel Numbers are RPR4261001909 and RPR4261001600. The subject property is located in the S ½ of the NE ¼ and the SE ¼ of Section 5, Township 10 South, Range 38 East, B.M., Bannock County on Smith Canyon Road. The property is not located within any Area of City Impact and is approximately two and a quarter miles from the nearest City boundary.

FINDINGS:
JUSTIFICATION FOR THE DECISION/Criteria, STANDARDS AND FACTS RELIEd UPON

PROPOSAL SUMMARY:
DEVELOPMENT NAME: Canyon Creek Subdivision Phase 1
AREA: Approximately 26.55 acres
BUILDING SITES: Six (6) residential lots and two (2) right-of-way lots
DENSITY: Average buildable lot density is approximately 4.43 acres/lot (26.55/6); buildable lots range in size from approximately 2.12 acres to 5.11 acres.
WATER SUPPLY: Individual culinary wells
SEWAGE: Individual or shared wastewater disposal systems
UTILITIES: Utilities are located along Smith Canyon Road. Utilities will be brought into the subdivision by the developer and run underground to service each lot.
FIRE PROTECTION: The property is located within the Lava Rural Fire District
ROADS: Access to the lots will be from the proposed internal private road, Cougars Leap, which comes off Smith Canyon Road.
SITE CHARACTERISTICS AND ZONING:
ZONING: Recreational

VIEWs: The property is generally visible from all directions

TERRAIN: The site contains slopes

EXISTING STRUCTURES: None

FLOODPLAIN: The proposed subdivision is not located in a SFHA, Flood zone A (FIRM panel 16005C0675D (dated 7/6/09)).

OTHER: The site has historically been used for agricultural/recreational purposes.

SOIL TYPE: Per NRCS Soil Survey (accessed 5/8/2019), the soil type is:
1. Cedarhill, high precipitation-Hades-Ricrest complex, 20-50% slopes;
2. Lanoak silt loam, 1-4% slopes;
3. Rexburg silt loam, 1-4% slopes;
4. Rexburg silt loam, 12-20% slopes;
5. Ririe-Watercanyon complex, 12-20% slopes; and
6. Ririe-Watercanyon-Cedarhill complex, 12-30% slopes.

NOTICE AND TESTIMONY REQUIREMENTS:
Notice of the public hearing was completed according to statutory requirements.

REQUIRED FINDINGS FOR PRELIMINARY PLAT:

PRELIMINARY PLAT CRITERIA OF APPROVAL (SECTION 303.C)

The Council finds:

1. The plat [is] [is not] in conformance with the Bannock County Planning and Development Council’s approved Concept Plan, all applicable provisions of this Ordinance, other County Codes and Ordinances, and Idaho Code. As demonstrated by staff and the applicant, the Council agreed they did not have a concern regarding the shift of the road to meet design standards.

2. The street plan for the proposed subdivision [will] [will not] permit its development in accordance with this Code.
3. The street plan for the proposed subdivision [will] [will not] 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. 

   The adjoining land already has an access dedicated to that property.

4. Lot lines and roads [do] [do not] relate to land shapes and existing development.

ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of the Preliminary Plat for Canyon Creek Subdivision Phase 1, as described in the application should be [approved] [denied] [tabled].

Motion by [Name], seconded by [Name] to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Tillotson
Councilperson Owens
Councilperson Adams
Councilperson Erchul
Councilperson Smith
Councilperson Egan

Voted [Yay] [Nay] [Absent/Recused]

Motion to approve carried by a 5 to 0 vote.

Dated this [Date] day of [Month], 2020.

Signed by [Chairperson] [Vice-Chair]
ACKNOWLEDGEMENT CERTIFICATE

State of Idaho
S.S.
County of Bannock

On this ___________ day of February, in the year of 2020, before me Tristan Bourquin a notary public, personally appeared Sherril Tilletson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Tristan Bourquin
Notary Public
My Commission Expires on 4-23-2025