BANNOCK 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: ENGINER/SURVEYOR
Rio Vista Development Rocky Mountain Engineering & Surveying (RMES)
1505 E. Center St. 600 E. Oak St.
Pocatello, ID 83201 Pocatello, ID 83201

PARCEL NUMBER AND LOCATION: The Bannock County Tax Parcel Number is RPR3853006600. The subject property is located in the SW ¼ of the NW ¼ of Section 5, Township 6 South, Range 34 East, B.M., Bannock County, Idaho. The property is located within Chubbuck’s Area of City Impact and is approximately a quarter mile from Chubbuck’s City boundary.

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

PROPOSAL SUMMARY:
DEVELOPMENT NAME: Westfield Estates Div. 2
AREA: Approximately 6.71 acres
BUILDING SITES: Twelve (12) residential lots
DENSITY: Average buildable lot density is approximately 0.47 acres/lot; buildable lots range in size from approximately 0.38 acres to 0.60 acres.
WATER SUPPLY: Connection to the City of Chubbuck water services for culinary water supply and use of water rights from the Fort Hall Irrigation Project for irrigation.
SEWAGE: Connection to the City of Chubbuck sewer services.
UTILITIES: Utility, Gas, Cable TV, etc. will be provided.
FIRE PROTECTION: The subdivision is located within the North Bannock Fire District and fire hydrants will be placed every 500 feet, or as the Fire District requires.
ROADS: Access to the lots will be from the internal proposed road, Berkshire Avenue.
SITE CHARACTERISTICS AND ZONING:
ZONING: Residential Suburban
VIEWS: The property is generally visible from all directions
TERRAIN: The site is relatively flat
EXISTING STRUCTURES: None
FLOODPLAIN: The proposed subdivision is not located in a SFHA, Flood zone A (FIRM panel 16005C0225D (dated 7/6/09)).
OTHER: The site has historically been used for agricultural purposes.

SOIL TYPE: Per NRCS Soil Survey (accessed 2/11/2020), the soil type is:
1. Bahem silt loam, 0-2% slopes; and
2. Broxon silt loam, 2-4% 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 the Applicant and staff during presentation.

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

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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.

[Some comment]

[Some comment]

[Some comment]

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

[Some comment]

[Some comment]

ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of the Preliminary Plat for Westfield Estates Div. 2 as described in the application should be [approved] [denied] [tabled].

Motion by [Del Owens], seconded by [Wade Egan] to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Tillotson [Voted] [Yay] [Nay] [Absent/Recused]
Councilperson Owens [Voted] [Yay] [Nay] [Absent/Recused]
Councilperson Adams [Voted] [Yay] [Nay] [Absent/Recused]
Councilperson Erchul [Voted] [Yay] [Nay] [Absent/Recused]
Councilperson Smith [Voted] [Yay] [Nay] [Absent/Recused]
Councilperson Egan [Voted] [Yay] [Nay] [Absent/Recused]

Motion to approve carried by a 5 to 0 vote.

Dated this 19th day of February, 2020.

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

State of Idaho
S.S.
County of Bannock

On this 19th day of February, in the year of 2020, before me Tristan Bourquin, a notary public, personally appeared Sherri Tillotson, 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.

SEAL

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