

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL
REGULAR MEETING AGENDA AND NOTICE
WEDNESDAY, JANUARY 19, 2022**

5:15 p.m. The public meeting will be held in Conference Room 1, Office of Planning and Development Services, 5500 S 5th Ave, Pocatello, ID 83204. Due to limited seating in the conference room, the meeting will also be available via web-conference and telephone. **Details on how to access the Zoom meeting are given at the end of this agenda.**

A. ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST- EX-PARTE COMMUNICATION AND SITE VISIT:

Disclose who was talked to, the basic substance of the conversation and if it had any influence. Disclose if a site visit was made, location(s) of the visit and what was seen.

B. PRELIMINARY BUSINESS – Action Item:

Agenda Clarification and Approval

ELECTION OF OFFICERS – In accordance with the body’s by-laws, the Council will nominate and elect officers for the upcoming year.

Eastwood Estates – Amend and sign findings

C. APPROVAL OF MINUTES – Action Item:

October 20, 2021

D. PUBLIC HEARING ITEMS – Action Item:

1. SUBDIVISION CONCEPT PLAN – SMITH CANYON RANCH SUBDIVISION – ACTION ITEM: Pursuant to Section 302 of the Bannock County Subdivision Ordinance, applicant Blaine Womer, (on behalf of Michael Wright) proposes to subdivide approximately 319.7 acres of land into 79 lots. The subject properties are located in the NE ¼ of the NE ¼ of Section 26, Township 10S, Range 37E, B.M., and NW1/4 of the S1/2 of the NE1/4 of the NE1/4 NE1/4 of Section 25, Township 10S, Range 37E, Bannock County on Smith Canyon Road, Lava Hot Springs, ID. The associated tax parcel numbers are RPR4263014500 and RPR4263014300. Individual wells and septic systems are existing or proposed. There will be 75 buildable lots and 4 open space lots. The buildable lots will be between approximately 1.00 and 4.20 acres in size. Type of action: Decision.
2. ORDINANCE CHANGE – ACTION ITEM: ZONING ORDINANCE TEXT AMENDMENT- Spot Changes– Bannock County (applicant). Applicant proposes textual changes to 471.1 Substandard Lots, 580.2 Membership, 580.3 Term of Office, and 580.8 Powers and Duties of the Planning and Development Council, in accordance with the Comprehensive Plan, as amended. Type of action: Recommendation to County Commissioners.
3. ORDINANCE CHANGE – ACTION ITEM: SUBDIVISION ORDINANCE TEXT AMENDMENT- Spot Changes – Bannock County (applicant). Applicant proposed textual changes to Sections 301.A.2 Submittal Requirements, 302.A.2. Submittal Requirements, 302.G Divisions of Land into Four or Fewer Parcels, 304.A.9 Submittal Requirements, 305 Boundary Line Adjustments/ Parcel Combinations, 402.A Design Standards, 402.A.2 Design Standards, 402.A.3 Design Standards, in accordance with the Comprehensive Plan, as amended. Type of action: Recommendation to County Commissioners.

E. BUSINESS ITEM(S) – Action Item:

1. **PRELIMINARY PLAT APPROVAL** (Matt Baker to represent Intermountain Gas Co, owner) **INTERMOUNTAIN GAS SUBDIVISION:** The applicant requests Preliminary Plat approval for tax parcels RPR3803040401 and RPRRGOS000100 in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.
2. **PRELIMINARY PLAT APPROVAL** (Krystal Chanda to represent Peter Fote, applicant) **SUB SPRING CREEK ESTATES:** The applicant requests Preliminary Plat approval for tax parcel RPRRSPC000800 in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.
3. **APPEAL OF STAFF DECISION:** In accordance with §550 of the Zoning Ordinance, appellant, Rudy Taylor, requests Council review of the Planning Director’s decision in which a driveway, when longer than 150’, shall be 20’ wide at all points, according to §475.13 DRIVEWAYS. Type of action: Decision.

F. ITEMS OF INTEREST:

Update on recommendations to Commissioners (if any)
Discussion of upcoming hearing items (if required)
-Refer to packet for list of items

G. CITIZEN COMMENTS: (Open time for general citizen comments)

H. WORK SESSION:

The application for each item will be available to the public by request at the Office of Planning and Development Services and on the Department’s website (<https://www.bannockcounty.us/planning/>). Staff reports will be available to the public by request at the Office of Planning and Development Services. Written testimony of fewer than two (2) pages must be received by the PLANNING AND DEVELOPMENT SERVICES OFFICE, 5500 S. Fifth Avenue, Pocatello, Idaho 83204 no later than January 12, 2022 at 12 PM (noon). Written testimony may also be sent to zoning@bannockcounty.us. Any written testimony not received by the deadline must be brought to the council meeting or presented at the Public Hearing. All submitted testimony shall be considered public record. Discriminatory testimony shall not be permitted. Written testimony must comply with standards established in §560.7 of the Bannock County Zoning Ordinance.

BANNOCK COUNTY COMPLIES WITH REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT. IF YOU NEED SPECIAL ASSISTANCE, PLEASE CALL 208-236-7230 TO REQUEST ACCOMMODATION.

Information for Zoom Meeting:

Topic: Planning and Development Council Meeting January 19, 2022
Time: Jan 19, 2022 05:15 PM Mountain Time

Join Zoom Meeting

<https://us06web.zoom.us/j/81830410291?pwd=WmZHU0lXYnU3NFVtci9OSC9oNERGQT09>

Meeting ID: 818 3041 0291

Passcode: 494917

One tap mobile

+16699006833,,81830410291# US (San Jose)

+12532158782,,81830410291# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Find your local number: <https://us06web.zoom.us/j/kdxVfIq9wY>