

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL
REGULAR MEETING AGENDA AND NOTICE
WEDNESDAY, FEBRUARY 16, 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

C. APPROVAL OF MINUTES – Action Item:

October 20, 2021

November 17, 2021

D. PUBLIC HEARING ITEMS – Action Item:

1. VARIANCE FROM 347 – TABLE OF BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM: In accordance with §540 of the Bannock County Zoning Ordinance the applicant, Cameron Salt, requests a variance from the stream or riparian area setbacks of 100ft. to be reduced to 30ft. in the Recreational zone. The affected property is labeled as parcel RPR4227015206 and is addressed as 11759 E Fish Creek Rd, Lava Hot Springs, ID 83246. The procedures and standards for evaluating a variance petition are found in §540 of the Bannock County Zoning Ordinance; approval or denial of this request shall be in accordance with standards prescribed therein. Type of action: Decision.
2. CONDITIONAL USE PERMIT – ACTION ITEM: Campground – The applicant, Cameron Salt, petitions for a conditional use permit to expand their campground. It is proposed the applicant will create an additional 37 R.V. spots and 4 pavilions. The development will have private water or sewer disposal. The affected property is known as parcel RPR4227015206 and is addressed as 11759 E Fish Creek Rd, Lava Hot Springs, ID 83246. The land is located in the Recreational zoning district. At the hearing, the Council shall evaluate the proposed use against criteria established in §530 of the Zoning Ordinance. Type of action: Decision.

E. BUSINESS ITEM(S) – Action Item:

1. SUBDIVISION EXTENSION REQUEST (Sean Boggs, applicant): Requests an extension on Canyon Creek Phase 1. Parcels are located on Smith Canyon Rd, Lava Hot Springs, ID 83246; known as tax parcels RPR4261001600 and RPR4261001909. Type of action: Decision.
2. PRELIMINARY PLAT APPROVAL (Darrell Hanners, applicant) MOGUL SUBDIVISION-replat: The applicant requests Preliminary Plat approval for tax parcels RPRRCH2002100 and RPRRCH2002000 in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.
3. PRELIMINARY PLAT APPROVAL (Darrell Hanners, applicant) COYOTE HOLLOW PHASE 4: The applicant requests Preliminary Plat approval for tax parcel RPR4015021720 in accordance with

procedures and standards established in the Subdivision and Zoning Ordinances. 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:

None

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 February 9, 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 - February 16, 2022
Time: Feb 16, 2022 05:15 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89178602192?pwd=WIEwa3BuZVN2ZHA0WUhrZVhhNVBqUT09>

Meeting ID: 891 7860 2192

Passcode: 506343

One tap mobile

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Dial by your location

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Find your local number: <https://us06web.zoom.us/j/89178602192?pwd=WIEwa3BuZVN2ZHA0WUhrZVhhNVBqUT09>

Agenda dated February 8, 2022; agenda is subject to change up to 48 hours before the meeting

