

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL**  
**REGULAR MEETING AGENDA AND NOTICE**  
WEDNESDAY, MARCH 16, 2022

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**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.**

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**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:**

December 15, 2021

January 19, 2022

**D. PUBLIC HEARING ITEMS – Action Item:**

1. **VARIANCE FROM 475.13 – DRIVEWAYS – ACTION ITEM:** In accordance with §540 of the Bannock County Zoning Ordinance the applicant, Rudy Taylor, requests a variance from the width requirements of driveways over 150’ in length from 20’ down to 12’ in width. The affected property is labeled as parcel RPRRTMR006000 and is currently unaddressed. 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. **ZONING ORDINANCE MAP AMENDMENT/REZONE – ACTION ITEM:** The applicant, Greg Smedley, proposes the redesignation of approximately 51.07 acres of land from Agricultural to Residential Rural; the subject properties are located in Section 14, of Township 8S, Range 36E, of the Boise Meridian and are identified as tax parcels numbered RPR4057009210, RPR4057009401, RPR4057009300, RPR4057009102 , RPR4057009500. The parcel RPR4057009102 is addressed as 2074 S. Old Hwy 91 Inkom, Id. 83245, Parcel RPR4057009401 is addressed as 2424 S. Old Hwy 91, Inkom, Id. 83245, Parcel RPR4057009210 is addressed as 2472 S. Old Hwy 91, Inkom, Id. 83245, Parcel RPR4057009209 is addressed as 2498 S Old Hwy 91, Inkom, Id. 83245; all other parcels are unaddressed. At the hearing, the Council shall evaluate the proposal against criteria established in Section 520 of the Bannock County Zoning Ordinance. Type of action: Recommendation to County Commissioners.
3. **CONDITIONAL USE PERMIT – ACTION ITEM:** Campground – The applicant, Michael Anderson, petitions for a conditional use permit to establish a campground. It is proposed the applicant will create 3-5 yurts. The development will have private water or sewer disposal. The affected properties are known as parcels RPR4227024631 and RPR4227024604 and are addressed as 11269 S. Moose Hollow, Rural south, 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.

4. VARIANCE FROM 401 H – ACCESSORY USES: ACCESSORY COTTAGE DWELLING – ACTION ITEM: In accordance with §540 of the Bannock County Zoning Ordinance the applicant, Von Humphreys, requests a variance from the requirement for cottage dwellings to use the same driveway and approach as the primary residence. The affected property is labeled as parcel RPR3851023311 and is addressed as 7831 N. Prospector Hollow Pocatello, Id. 83201. 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.

**E. BUSINESS ITEM(S) – Action Item:**

1. PRELIMINARY PLAT APPROVAL (Roy Allen, applicant) ALLEN ESTATES-replat: The applicant requests Preliminary Plat approval for tax parcels RPRRBRX001100 and RPRRBRX000900 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 March 9, 2022 at 12 PM (noon). Written testimony may also be sent to [zoning@bannockcounty.us](mailto: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.

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

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**Information for Zoom Meeting:**

Topic: Planning and Development Council Meeting - March 16, 2022  
Time: Mar 16, 2022 05:15 PM Mountain Time (US and Canada)

**Join Zoom Meeting**

<https://us06web.zoom.us/j/87514379722?pwd=cINTR3hSWktpWDJXS2lKZEFTWJ2QT09>

**Meeting ID:** 875 1437 9722

Agenda dated February 24, 2022; agenda is subject to change up to 48 hours before the meeting

**Passcode:** 023224

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