

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL**  
**REGULAR MEETING AGENDA AND NOTICE**  
WEDNESDAY, APRIL 20, 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:**

February 16, 2022

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

1. **VARIANCE FROM 327 – TABLE OF BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM:** In accordance with §540 of the Bannock County Zoning Ordinance the applicant, Rich Phillips, requests a variance from the side yard and rear yard setbacks of 20 ft. to be reduced to 5ft. in the Residential Suburban zone. The affected property is labeled as parcel RPRRWE1002000 and is addressed as 14950 Kensington Ln., Chubbuck, Id 83202. 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: RESTAURANT & STORE –** The applicant, Sean Macy, petitions for a conditional use permit to create a store and restaurant. It is proposed the applicant will use current structures to sell both products and food from the site. The development will have private water or sewer disposal. The affected property is known as parcel RPR4013052916 and is addressed as 1272 N. Mink Creek Rd, Pocatello, ID 83204. The land is located in the Residential Rural 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.
3. **SUBDIVISION CONCEPT PLAN – LIMELIGHT ESTATES – ACTION ITEM:** Pursuant to Section 302 of the Bannock County Subdivision Ordinance, applicant Stewart Ward, (on behalf of Jesse Ward) proposes to subdivide approximately 34.4 acres of land into 12 lots. The subject properties are located in the SW ¼ of Section 17, SE ¼ of Section 18, and the NE ¼ of Section 19, Township 7S, Range 35E, B.M., Bannock County on Limelight Ln, Pocatello, ID. 83204. The associated tax parcel numbers are RPR4013019305, RPR4013017300, RPR4013024300, RPR4013019304, RPR4013019302, and RPR4013019301. Individual wells and septic systems are proposed. There will be 11 buildable lots and 1 open space lot and will be between approximately 1.45 and 10.97 acres in size. Type of action: Decision.
4. **SUBDIVISION CONCEPT PLAN – MOUNT BONNEVILLE ESTATES PHASE 3 – ACTION ITEM:** Pursuant to Section 302 of the Bannock County Subdivision Ordinance, applicant John C

McNabb, (on behalf of WH Land and Livestock) proposes to subdivide approximately 35.16 acres of land into 15 lots. The subject properties are located in the E ½ SE ¼ of Section 25, Township 7S, Range 36E, B.M. and Section 30, Township 7S, Range 37 E, B.M., Bannock County on N. Bonneville Rd, Inkom, ID, 83245. The associated tax parcel numbers are RPR4015019409 and RPR4017002701. Individual wells and septic systems are proposed. There will be 15 buildable lots with open space and will be between approximately 1.17 and 12.06 acres in size. Type of action: Decision.

5. ZONING ORDINANCE MAP AMENDMENT/REZONE – ACTION ITEM: The applicant, Doug Loertscher, proposes the redesignation of approximately 78.01 acres of land from Agricultural to Residential Rural; the subject property is located in Section 2, of Township 10S, Range 36E, of the Boise Meridian and is identified as tax parcel number RPR4265000400; the parcel is currently 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.

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

1. PRELIMINARY PLAT APPROVAL (Jose Nava, representing Tyhee Estates, LLC) EASTWOOD ESTATES: The applicant requests Preliminary Plat approval for tax parcel RPR3803051312 in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.
2. APPEAL OF STAFF DECISION: In accordance with §503.4 of the Zoning Ordinance, appellant, Tyler Hepworth, requests Council review of the Planning Director’s decision in which a cottage dwelling shall be within 100’ of the primary residence, according to §401H. ACCESSORY COTTAGE DWELLING. 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 April 13, 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.

---

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

Agenda dated April 1, 2022; agenda is subject to change up to 48 hours before the meeting

---

**Information for online (Zoom) registration:**

Topic: Planning and Development Council Meeting - April 20, 2022

Time: Apr 20, 2022 05:15 PM Mountain Time (US and Canada)

**Join Zoom Meeting**

<https://us06web.zoom.us/j/81837840261?pwd=U0RLenc2ZzdNdXFheEZSWklzT2wwdz09>

**Meeting ID:** 818 3784 0261

**Passcode:** 611095

**One tap mobile**

+12532158782,,81837840261# US (Tacoma)

+13462487799,,81837840261# US (Houston)

**Dial by your location**

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

**Find your local number:** <https://us06web.zoom.us/j/81837840261?pwd=U0RLenc2ZzdNdXFheEZSWklzT2wwdz09>