

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL**  
**REGULAR MEETING AGENDA AND NOTICE**  
WEDNESDAY, MAY 18, 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:**

February 16, 2022

March 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, Steven Rivera, requests a variance from the rear yard setbacks of 20 ft. to be reduced to 6ft. in the Residential Rural zone for a 20' x 12' storage shed with a deck. The affected property is labeled as parcel RPRREVA000200 and is addressed as 1797 N Honeysuckle Ln. Inkom, ID 83245. 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. SUBDIVISION CONCEPT PLAN –LAZY ACRES– ACTION ITEM: Pursuant to Section 302 of the Bannock County Subdivision Ordinance, applicant Kirk Grover proposes to subdivide approximately 29.94 acres of land into 3 lots. The subject properties are located in the Lot 7 Block 1 of the Jackson Creek Estates subdivision, and the SE ¼ of the SW ¼, of Section 23, Township 7S, Range 36E, B.M., Bannock County. Tax parcel RPRRJKC0000700 is currently addressed as 449 E. Elaine Circle Inkom, ID 83245. Tax Parcel RPR4015018310 is currently unaddressed. Individual wells and septic systems are proposed. There will be 3 buildable lots which will be between approximately 3.07 and 22.63 acres in size. Type of action: Decision.

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

None

**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)**

Agenda dated April 28, 2022; agenda is subject to change up to 48 hours before the meeting

## **H. WORK SESSION:**

Council By-Laws

Council Training

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 May 10, 2022. 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 online (Zoom) registration:**

Topic: Planning and Development Council Meeting – May 18, 2022

Time: May 18, 2022 05:15 PM Mountain Time (US and Canada)

### **Join Zoom Meeting**

<https://us06web.zoom.us/j/84861376142?pwd=dndCeWdnU1RqZ0ltOGNONDByRDdZdz09>

**Meeting ID:** 848 6137 6142

**Passcode:** 024556

### **One tap mobile**

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+16699006833,,84861376142# US (San Jose)

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+1 301 715 8592 US (Washington DC)

**Find your local number:** <https://us06web.zoom.us/j/84861376142?pwd=dndCeWdnU1RqZ0ltOGNONDByRDdZdz09>