

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL  
REGULAR MEETING AGENDA AND NOTICE  
WEDNESDAY, JANUARY 20, 2021**

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**5:15 p.m.** In accordance with State guidelines and CDC best practices for social distancing, the public hearing will occur via web-conference and telephone as the preferred method for public participants, applicants, and/or their representatives. Details on how to access the Zoom meeting are given at the end of this agenda. Limited seating will be available in Conference Room 1, Office of Planning and Development Services, 5500 S 5<sup>th</sup> Ave, Pocatello, ID 83204.

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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

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

**C. APPROVAL OF MINUTES – Action Item:**

November 18, 2020

December 16, 2020

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

1. VARIANCE FROM 337 – TABLE OF BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM: In accordance with §540 of the Bannock County Zoning Ordinance applicants, Amy and Marcus Steed, request a variance from rear and side yard setbacks in the Residential Suburban zone. The affected property is labeled as parcel RPRRWHW000900, and is addressed 13734 N White Cloud Dr, Pocatello, 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. COMPREHENSIVE PLAN ADOPTION – ACTION ITEM: In accordance with State Code 67-6509, the planning and zoning commission shall conduct at least one public hearing to recommend material change to the Plan. Type of action: Recommendation to County Commissioners.

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

1. PRELIMINARY PLAT APPROVAL (Net Prophet LLC, owner): The applicant requests Preliminary Plat approval in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.
2. SUBDIVISION EXTENSION REQUEST (Nate Stinger, applicant): Requests an extension on Division 1 of Bentel Suidivision. Parcel located on N Rio Vista Rd, Chubbuck, ID 83202; known as tax parcel #RPR3803051310. 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:**

Training – Powers and Duties of the Planning and Development Council (Section 580.8)

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/>) by December 31, 2020. 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 may be submitted up to the time of or at the hearing; other written testimony must be received by the PLANNING AND DEVELOPMENT SERVICES OFFICE, 5500 South Fifth Avenue, Pocatello, Idaho 83204 no later than January 12, 2021 at 12 PM (noon). Written testimony may also be sent to [zoning@bannockcounty.us](mailto:zoning@bannockcounty.us). 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:**

Time: January 20, 2021 05:15 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/98060122810?pwd=MlFXMDd4ZzdXYkdOaW1NcWxTKzU2dz09>

**Meeting ID:** 980 6012 2810

**Passcode:** 337189

+16699006833,,98060122810# US (San Jose)

+12532158782,,98060122810# 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 D.C)

+1 312 626 6799 US (Chicago)

**Find your local number:** <https://zoom.us/u/aeismKirwh>