

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL
REGULAR MEETING AGENDA AND NOTICE
WEDNESDAY, MARCH 18, 2020

5:15 p.m. Room 212, Bannock County Courthouse, 624 E Center Street, Pocatello, Idaho

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:

None

D. ADOPTION OF DECISIONS - Action Item:

None

E. PUBLIC HEARING ITEMS – Action Item:

1. **CONDITIONAL USE PERMIT – ACTION ITEM:** Mini Storage – The applicant, Sherril Tillotson, petitions for a conditional use permit to convert an existing storage building into a mini storage building, with a second phase that would add an additional storage building anticipated to start in 2022. Proposed hours of operation are 9 a.m. to 8 p.m., seven days a week. The applicant proposes to use one vehicle with a snow plow to clear snow during the winter. There is no proposed sewage disposal and water is from a private supply. The affected property is known as tax parcel RPR4227011004 and is addressed as 9856 East Maughan Road, Lava Hot Springs, ID. 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.
2. **SUBDIVISION CONCEPT PLAN – MAKUAOLE SUBDIVISION:** Pursuant to Section 302 of the Bannock County Subdivision Ordinance, applicant Chris Street, HLE (on behalf of Bernard and Jill Makuaole) proposes to subdivide approximately 32.16 acres of land into 2 residential lots. The subject property is located in the NW ¼ of the SW ¼ of Section 4, Township 10S, Range 36E, B.M., Bannock County on West Arimo Road, Arimo, ID. The associated tax parcel number is RPR4265003404. Individual wells and septic systems are existing or proposed. The two buildable lots will be approximately 15.50 and 16.66 acres in size. Type of action: Decision.

F. BUSINESS ITEM(S) – Action Item:

1. **PRELIMINARY PLAT APPROVAL** (Greg Boettcher; owner). The applicant requests Preliminary Plat approval in accordance with procedures and standards established in the Subdivision and Zoning Ordinances.

G. ITEMS OF INTEREST:

Update on recommendations to Commissioners (if any)

-None

Discussion of upcoming hearing items (if required)

-Refer to packet for list of items

H. CITIZEN COMMENTS: (Open time for general citizen comments)

Agenda dated March 11, 2020; agenda is subject to change up to 48 hours before the meeting

I. WORK SESSION:

Comprehensive Plan Update

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 March 3, 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 March 10, 2020 at 12 PM (noon). Written testimony may also be sent to 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.

Bannock County complies with requirements of the Americans with Disability Act. If you need special assistance, please call (208) 236-7230 to request accommodation.