

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL  
REGULAR MEETING AGENDA AND NOTICE  
WEDNESDAY, APRIL 21, 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

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

March 3, 2021

March 17, 2021

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

1. **CONDITIONAL USE PERMIT – ACTION ITEM:** Campground Expansion – The applicant, Rich Tillotson, petitions for a conditional use permit to expand the Crystal Springs Campground. It is proposed the applicant will increase the capacity of the campground by 25 spots. The development will have private water or sewer disposal. The affected property is known as parcel RPR4225008365, and is unaddressed. 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. **CONDITIONAL USE PERMIT – ACTION ITEM:** Internet Communication Tower – The applicant, Ron Miller, petitions for a conditional use permit to build an Internet Communication Tower. It is proposed the applicant will build 1 tower, approximately 50' in height on a 6'X 6' concrete pad. The development will have no water or sewer disposal. The affected property is known as parcel RPR4057027809, and is addressed as 5875 S Marsh Creek Rd. McCammon ID 83250. 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. **ZONING ORDINANCE MAP AMENDMENT/REZONE – ACTION ITEM:** The applicant, Matthew Guthrie, proposes the redesignation of approximately 8.89 acres of land from Agricultural to Residential Rural; the subject property is located in Section 24, of Township 9 South, Range 37 East of the Boise Meridian and is identified as tax parcel number RPR4225012905. Parcel RPR4225012905 is currently unaddressed. At the hearing, the Council shall evaluate the proposal against criteria established in Appendix C of the Comprehensive Plan. Type of action: Recommendation to County Commissioners.
4. **ZONING ORDINANCE MAP AMENDMENT/REZONE – ACTION ITEM:** The applicant, Brady Smith, proposes the redesignation of approximately 145.16 acres of land from Agricultural to Residential Rural; the subject properties are located in Section 28, of Township 5 South, Range 34 East of the Boise Meridian and are identified as tax parcels number RPR3803042905,

PR3803042904, and RPR3803043106. Parcel RPR3803042905, RPR3803043106, PR3803042904 are currently unaddressed. At the hearing, the Council shall evaluate the proposal against criteria established in Appendix C of the Comprehensive Plan. Type of action: Recommendation to County Commissioners.

5. **ZONING ORDINANCE MAP AMENDMENT/REZONE – ACTION ITEM:** The applicant, Robert Hunt, proposes the redesignation of approximately 17.78 acres of land from Agricultural to Residential Suburban; the subject properties are located in Section 4, of Township 6 South, Range 34 East of the Boise Meridian and are identified as tax parcels number RPRRMNL000401, RPRRMNL000402, RPRRMNL000300, and RPRRMNL000202. Parcel RPRRMNL000402 is currently addressed as 11650 N Philbin Rd. Chubbuck ID. 83202. Parcel RPRRMNL000300 is currently addressed as 11696 N Philbin Rd. Pocatello ID. 83202. Parcel RPRRMNL000202 is currently addressed as 11852 N Philbin Rd. Chubbuck ID. 83202. Parcel RPRRMNL000401 is currently unaddressed. At the hearing, the Council shall evaluate the proposal against criteria established in Appendix C of the Comprehensive Plan. Type of action: Recommendation to County Commissioners.

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

1. **PRELIMINARY PLAT APPROVAL (Tim Naylor, owner):** The applicant requests Preliminary Plat approval for tax parcel RPR3851027701, in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.
2. **PRELIMINARY PLAT APPROVAL (Robert Hunt, owner):** The applicant requests Preliminary Plat approval for tax parcels RPRRMNL000402 and RPRRRMNL000401, 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 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 April 13, 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: Apr 21, 2021 05:15 PM Mountain Time (US and Canada)

**Join Zoom Meeting**

<https://zoom.us/j/93217560233?pwd=eHJTQUdNb3pyYitSY3o5M0hwQ0pFZz09>

**Meeting ID:** 932 1756 0233

**Passcode:** 878030

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