

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL**  
**SPECIAL MEETING AGENDA AND NOTICE**  
WEDNESDAY, SEPTEMBER 2, 2020

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**5:15 p.m.** Planning and Development Conference Room 1, 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

Swear In to Planning and Development Council – Edward Ulrich

Swear In to Planning and Development Council – Barbara Hill

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

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

None

**D. ADOPTION OF DECISIONS - Action Item:**

None

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

1. VARIANCE FROM 316 – TABLE OF BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM: In accordance with §540 of the Bannock County Zoning Ordinance, applicants, Cynthia and Lloyd Tatum, requests a variance from density requirements in the Agricultural zone. The affected property is labeled as parcel RPR3849002413, and is addressed as 8426 N. Rapid Creek Rd, 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. CONDITIONAL USE PERMIT – ACTION ITEM: R.V. Park – The applicant, Jane Dame, petitions for a conditional use permit to use their R.V. sites as a monthly rental. The applicant proposes to use 3 of their R.V. sites as monthly rental spots from 3-6 months of the year. The facilities will have private water or sewer disposal services. The affected property is known as parcel RPR4227018711 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.
3. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT – ACTION ITEM: The applicant, Richard Jensen, proposes the redesignation of approximately 200 acres of land from Agriculture to Rural Residential; the subject properties are located in Section 5, Township 9 South, Range 37 East of the Boise Meridian and are identified as tax parcel numbers RPR4225000600, RPR4225000402, and RPR4225000404. Parcel RPR4225000600 and RPR4225000402 are currently unaddressed. Parcel RPR4225000404 is addressed as 3125 E Harkness Canyon Rd, McCammon ID, 83250. 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, Richard Jensen, proposes the redesignation of approximately 200 acres of land from Agriculture to Rural Residential; the subject properties are located in Section 5, Township 9 South, Range 37 East of the Boise Meridian and are identified as tax parcel numbers RPR4225000600, RPR4225000402, and RPR4225000404. Parcel RPR4225000600 and RPR4225000402 are currently unaddressed. Parcel RPR4225000404 is addressed as 3125 E Harkness Canyon Rd, McCammon ID, 83250. 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.

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

None

**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)

**I. WORK SESSION:**

Subdivision Ordinance Re-write: Sections 100, 200, & 300

-Submit comments for revisions of Sections 100, 200 & 300

-Discuss Open Space

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 August 18, 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 August 25, 2020 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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