

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL
REGULAR MEETING AGENDA AND NOTICE
WEDNESDAY, SEPTEMBER 16, 2020

5:15 p.m. Bannock County Courthouse, Room 212, 624 E Center St, Pocatello, ID 83201
To Call Into The Meeting: 208-236-7499; see more details at the end of this agenda

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. PUBLIC HEARING ITEMS – Action Item:

1. **CONDITIONAL USE PERMIT – ACTION ITEM:** Campground – The applicant, Joel Kilpack, petitions for a conditional use permit to have a campground on his parcel from May 1st to October 31st. It is proposed that the campground will have between 1-5 vehicles on weekdays and up to 24 vehicles on the weekends. The applicant proposes that waste disposal will be taken out by the attendees. No sewer or water disposal apparatuses are proposed. The affected properties are known as parcels RPR4057007402 and RPR4057001402 on S. Old Highway 91, Inkom. 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.
2. **CONDITIONAL USE PERMIT – ACTION ITEM:** Mini Storage – The applicant, Tommy Kofoed, petitions for a conditional use permit to build Recreational Vehicle Storage. The applicant proposes to build two long term, semi-enclosed metal Recreational Vehicle storage, in two phases, that will operate from 7 a.m. to 10 p.m. The approximate total size of each unit will be 650' x 50'. The facilities will have no water or sewer disposal. The affected property is known as parcel RPR4227010801 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. **CONDITIONAL USE PERMIT – ACTION ITEM:** Mini Storage – The applicant, Doug Guthrie, petitions for a conditional use permit to build Secure Storage units. The applicant proposes to build 12 Secure Storage Units that will operate from 8 a.m. to 10 p.m. The approximate size of the units will vary from approximately 110'-250'x 25'. The facilities will have no water or sewer disposal. The affected property is known as parcel RPR4013032400 and is unaddressed. The land is located in the Residential Suburban 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.

E. BUSINESS ITEM(S) – Action Item:

1. **PRELIMINARY PLAT APPROVAL (Matt Oswald; owner):** The applicant requests Preliminary Plat approval in accordance with procedures and standards established in the Subdivision and Zoning Ordinances.
2. **PRELIMINARY PLAT APPROVAL (Nate Stinger; owner):** The applicant requests Preliminary Plat approval in accordance with procedures and standards established in the Subdivision and Zoning Ordinances.

F. 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

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/>) by September 1, 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 September 9, 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.

To call into the meeting:

Dial: 208-236-7499

Meeting ID: 98499

Access Code: 9856

You will be automatically muted upon access to the conference call. Once Council is ready for public testimony, the phones will be unmuted and each person will be allowed to speak according to public testimony rules.