

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL**  
**REGULAR MEETING AGENDA AND NOTICE**  
WEDNESDAY, NOVEMBER 18, 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  
**In accordance with State guidelines, and to maintain social distancing, we will have limited seating available on-site. To allow for inclusive opportunity of public input, we will also hold this meeting via Zoom with telephone and web options available. Details on how to access the Zoom meeting are given at the end of this agenda.**

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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:**

September 2, 2020

September 16, 2020

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

1. VARIANCE FROM 357 – TABLE OF BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM: In accordance with §540 of the Bannock County Zoning Ordinance, applicant Matt Wright, requests a variance from setback requirements in the Multiple Use zone. The affected property is labeled as parcel RPR3803037400, and is addressed as 13917 N Yellowstone Hwy., Chubbuck, ID 83202, respectively. 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: 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, between approximately 30’- 50’ height on a 4’X 4’ concrete pad. The development will have no water or sewer disposal. The affected property is known as parcel RPRRMB2000100, and is addressed as 1210 N Bonneville Rd, Inkom, ID 83245. 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. 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, between approximately 30’- 50’ height on a 50’X 50’ pad. The development will have no water or sewer disposal. The affected property is known as parcel RPR4015024000, and is addressed as 1047 N Marsh Creek Rd, Inkom, ID 83245. 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.
4. 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, between approximately 30’- 50’ height on a 50’X 50’ pad. The development will have no water or sewer disposal. The affected property is known as parcel RPR4057027603, and is addressed as 5779 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.

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

None

**F. ITEMS OF INTEREST:**

Update on recommendations to Commissioners (if any)  
-Update on appeals from September 16, 2020 Meeting  
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 November 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 November 10, 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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**To Join Zoom Meeting:** <https://zoom.us/j/94780418360?pwd=clhxVVRBaFpJQ3pHV1VPU0FwbHRaUT09>

**Meeting ID:** 947 8041 8360

**Passcode:** 702378

**One tap mobile**

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