

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL**

**REGULAR MEETING AGENDA AND NOTICE**

WEDNESDAY, January 30, 2019

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**12:00 p.m.** Room 212, Bannock County Courthouse, 624 E Center Street, Pocatello, Idaho

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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:**

None

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

a. CONDITIONAL USE PERMIT – Applicant Olson

b. APPEAL – Appellant Katsilometes

**E. PUBLIC HEARING ITEMS:**

1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT– ACTION ITEM: The applicant Shadow Brook Development LLC propose the redesignation of approximately 40 acres of land from City Residential to Suburban Residential; the subject properties are located in Section 32, Township 5 South, Range 34 East of the Boise Meridian and are identified as tax parcel numbers R3803051310. The sites are currently unaddressed. The Council shall evaluate the proposal against criteria established in Appendix C of the Comprehensive Plan. Type of action: Recommendation to County Commissioners.
2. REZONE – ACTION ITEM: The applicant Shadow Brook Development LLC propose the redesignation of approximately 40 acres of land from Agricultural to Residential Suburban; the subject properties are located in Section 32, Township 5 South, Range 34 East of the Boise Meridian and are identified as tax parcel numbers R3803051310. The sites are currently unaddressed. The Council shall evaluate the proposal against criteria established in §520 of the Zoning Ordinance. Type of action: Recommendation to County Commissioners.
3. SUBDIVISION CONCEPT – BENTEL SUBDIVISION DIVISION 2 – ACTION ITEM: Pursuant to Section 302 of the Subdivision Ordinance, Applicants (Russell & Christine Armstrong) propose to subdivide 40 acres of land into 14 lots. The subject property is located in the NW4 of Section 32, Township 4S, Range 34E, B.M., Bannock County on Rio Vista Road, Pocatello, ID, with a parcel number of R3803051310. The application is conditional to approve of a modification of the Future Land Use Plan Map and a rezone of the property from Agricultural to Residential Suburban. Applicant proposes individual wells and connection to city sewer. Buildable lots will be between approximately 1.22 and 1.77 acres. Type of action: Decision.

**F. BUSINESS ITEM(S):**

**G. ITEMS OF INTEREST:**

Update on recommendations to Commissioners (if any)

Discussion of upcoming hearing items (if required)

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

**I. WORK SESSION:**

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A complete description of each item will be available to the public on request at the Office of Planning and Development Services and on the department's website (<http://www.bannockcountyplanning.us>) December 31, 2018. Staff reports will be available to the public at the Office of Planning and Development Services and the department's website on January 9, 2019.

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