

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL
REGULAR MEETING AGENDA AND NOTICE
WEDNESDAY, FEBRUARY 20, 2019

4:15:00 p.m. Room 212, Bannock County Courthouse, 624 E Center Street, Pocatello, Idaho

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:

1. Bentel Applications – multiple applications

E. PUBLIC HEARING ITEMS:

1. VARIANCE FROM 327 – BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM: In accordance with §540 of the Bannock County Zoning Ordinance, applicant Keith Judy requests approval to reduce the setbacks from the local road right of way on a parcel at 9275 W. Autumn Lane, Pocatello. The parcel is known as tax parcel #R4013023700. The parcel is located in the Residential Rural District. 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. VARIANCE FROM 316 – BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM: In accordance with §540 of the Bannock County Zoning Ordinance, applicant Diane Taylor requests approval to reduce the setbacks from the local road right of way and to reduce the setbacks from the riparian area on a parcel at 9906 S. Topaz Road, Lava Hot Springs. The parcel is known as tax parcel #R4225011500. The parcel is located in the Agricultural District. 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.
3. SUBDIVISION CONCEPT – WESTFIELD ESTATES SUBDIVISION – DIVISION 1 – Pursuant to Section 302 of the Subdivision Ordinance, Applicants (Rio Vista Land, LLC) propose to subdivide 13.8 acres of land into 22 lots. The subject property is located in the SW4NW4 of Section 5, Township 6S, Range 34E, B.M., Bannock County on Rio Vista Road, Pocatello, ID, with a parcel number of R3853006600. Applicant proposes connection to city water and sewer. Buildable lots will be between approximately 0.41 and 0.82 acres. Type of action: Decision.

F. BUSINESS ITEM(S):

1. SITE PLAN APPROVAL- Charles Johnson (owner and applicant); For a proposed structure of approximately 2400 square feet; Parcel located on Buckskin Road., Pocatello, Idaho 83201, known as tax parcel #R3851016008.

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: SUBDIVISION ORDINANCE: Review changes to the Bannock County Subdivision Ordinance, removal of miscellaneous items from Section 41 Open Space Subdivisions.

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>) by February 5, 2019. Staff reports will be available to the public at the Office of Planning and Development Services and the department's website on February 12, 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.