

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL
REGULAR MEETING AGENDA AND NOTICE
WEDNESDAY, JUNE 19, 2019

4:15 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 Item:

None

E. PUBLIC HEARING ITEMS – Action Item:

1. **COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT – ACTION ITEM:** The applicant, Smith Canyon Properties (Michael Wright), proposes the redesignation of approximately 320 acres of land from Agriculture to Recreational; the subject properties are located in Sections 25 & 26, Township 10 South, Range 37 East of the Boise Meridian and are identified as tax parcel numbers R4263014500 & R4263014300. The sites are currently unaddressed. 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.
2. **ZONING ORDINANCE MAP AMENDMENT/REZONE – ACTION ITEM:** The applicant, Smith Canyon Properties (Michael Wright), proposes the redesignation of approximately 320 acres of land from Agricultural to Recreation; the subject properties are located in Sections 25 & 26, Township 10 South, Range 37 East of the Boise Meridian and are identified as tax parcel numbers R4263014500 & R4263014300. The sites are currently unaddressed. At the hearing, the Council shall evaluate the proposal against criteria established in §520 of the Zoning Ordinance. Type of action: Recommendation to County Commissioners.
3. **VARIANCE FROM 327 – BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM:** In accordance with §540 of the Bannock County Zoning Ordinance, applicant Dain Armstrong requests approval to reduce stream/riparian area setbacks on a parcel on North Inkom Road outside Inkom, Idaho. The parcel is known as tax parcel #R4015020400, and is located in the Residential Rural zoning 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.
4. **VARIANCE FROM 327 – BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM:** In accordance with §540 of the Bannock County Zoning Ordinance, applicant Cory Christ requests approval to reduce the minimum lot size for a parcel on Caribou Road outside Pocatello, Idaho. The parcel is known as tax parcel #RRCRR003000, and is located in the Residential Rural zoning 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.

F. BUSINESS ITEM(S) – Action Item:

1. PRELIMINARY PLAT APPROVAL: In accordance with procedures and standards established in the Subdivision and Zoning Ordinances, the applicant (Cory Christ) requests Preliminary Plat approval for Escape Acres, a replat of Lot 9 and a portion of Lot 7, Block 3, of the Caribou Acres Replat.

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, Section 401 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 May 31, 2019. Staff reports will be available to the public by request at the Office of Planning and Development Services.

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