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RECORDED BY BJK/
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE DEPUTY

BANNOCK COUNTY

21906009

2019 MAY -8 P 12:30

**BANNOCK COUNTY PLANNING & DEVELOPMENT COMMISSION
FINDINGS AND ORDER**

INTRODUCTION

REQUEST: Applicant Nick Nelson requests approval to build an approximately 2560 square foot garage prior to construction of a residence. Pursuant to Section 401 – ACCESSORY USES of the Bannock County Zoning Ordinance, site plan approval by the Council is required.

APPLICANT/OWNER:

Nick Nelson
PO Box 721
Lava Hot Springs, ID 83246

PARCEL NUMBER AND LOCATION: The Bannock County tax parcel number is RRTC2001800 and is currently unaddressed. The parcel is located on Westchester Drive, Lava Hot Springs, ID 83246.

FINDINGS:

JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

SITE CHARACTERISTICS AND ZONING:

ZONING: Recreation
PROPERTY SIZE: Approximately 0.90 acres
VIEWS: The property is visible from Westchester Drive

FEMA/WETLAND: None
EXISTING STRUCTURES: None

NOTICE AND TESTIMONY REQUIREMENTS:

Notice of the public hearing was completed according to statutory requirements. Public comment was taken according to statutory requirements.

FINDINGS:

The lot does not appear to have any restrictions placed on it per the Thunder Canyon Estates Division 2 subdivision plat. The use appears to meet setbacks and does not have commercial use or living quarters.

**BANNOCK COUNTY PLANNING & DEVELOPMENT COMMISSION
FINDINGS AND ORDER
PERMIT #199043**

h-v
BANNOCK COUNTY

FINDINGS

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ORDER: CONCLUSION AND DECISION

The Planning and Commission finds that the request of Nick Nelson for construction of an accessory structure prior a residence, as described in the application, shall be [approved] [denied] [tabled].

Motion by Del Owen seconded by Wade Egan to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Tillotson	Voted	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent/Recused
Councilperson Owens	Voted	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent/Recused
Councilperson Waldron	Voted	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent/Recused
Councilperson Smith	Voted	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent/Recused
Councilperson Adams	Voted	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent/Recused
Councilperson Erchul	Voted	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent/Recused
Councilperson Egan	Voted	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent/Recused

Motion to approve carried by a 5 to 0 vote.

Dated this 7th day of May, 2019.

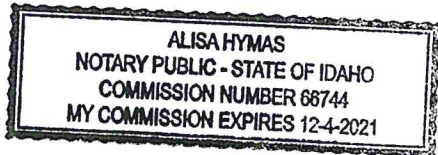
Signed by [Signature]
[Chair] [Vice Chair]

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this 7th day of MAY, in the year of 2019, before me ALISA HYNAS, a notary public, personally appeared Sherri Tillotson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

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Alisa Hymas
Notary Public
My Commission Expires on 12-4 20 21

BANNOCK COUNTY PLANNING & DEVELOPMENT COMMISSION
FINDINGS AND ORDER
PERMIT #199043

ALBAHYAN
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 8274
MY COMMISSION EXPIRES 12-31-2021