

OFFICIAL RECORD BOOK
BANNOCK COUNTY IDAHO

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BANNOCK COUNTY
COUNTY

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2020 SEP 17 P 4:24

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER

INTRODUCTION

REQUEST:

The applicant, Doug Guthrie, petitions for a conditional use permit to build 12 secure storage units. The hours of operation will be 8 a.m. to 10 p.m. The overall structure is approximately 250' x 25'.

PARCEL OWNER:

Doug Guthrie
7310 West Portneuf Rd.
Pocatello, ID 83204

PARCEL NUMBER AND LOCATION: The Bannock County tax parcel number is RPR4013032400 and is currently unaddressed.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

DESIGNATION: Residential Suburban

OTHER: Entire parcel is in AO Flood Zone.

PROPERTY SIZE: ~6.18 acres

VIEWS: The property is visible from Fort Hall Mine Road and W Portneuf Rd.

IMPACT AREA: City of Pocatello Area of Impact.

NOTICE AND TESTIMONY REQUIREMENTS:

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

REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT:

- A. The proposed use (would) ~~(would not)~~ adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

This is based on:

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B. The proposed use **(would) (would not)** cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.

This is based on:

C. The proposed use **(would) (would not)** damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.

This is based on:

D. The proposed use **(would) (would not)** be consistent with the goals and policies of the Comprehensive Plan.

This is based on:

E. The proposed use **(would) (would not)** be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces, and landscaping with adjacent uses as is practical.

This is based on:

Additional facts relied upon:

(If adding approval conditions) with the following conditions of approval,

- 1.
- 2.
- 3.

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ORDER: CONCLUSION AND DECISION

The Planning and Commission, pursuant to the aforementioned, finds that the request of Doug Guthrie, for a Conditional Use Permit, as described in the application, shall be (approved) (denied) (tabled).

Motion by ERCHUL, seconded by HILL to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Egan	Voted	<u>Yes</u>	[No]	[Absent/Recused]
Councilperson Erchul	Voted	<u>Yes</u>	[No]	[Absent/Recused]
Councilperson Heisler	Voted	<u>Yes</u>	[No]	[Absent/Recused]
Councilperson Hill	Voted	<u>Yes</u>	[No]	[Absent/Recused]
Councilperson Ulrich	Voted	<u>Yes</u>	[No]	[Absent/Recused]

Motion to (approve) (deny) (table) carried by a 4 to 0 vote.

Dated this 17th day of September, 2020.

[Signature]
Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this 16th day of September, in the year of 2020, before me Tristan Bourquin, a notary public, personally appeared Wade Egan, 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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Tristan Bourquin
Notary Public
My Commission Expires on 4/23 2025