

BANNOCK COUNTY
OFFICE OF PLANNING AND DEVELOPMENT SERVICES
5500 South Fifth Avenue • Pocatello, ID 83204
(208) 236-7230

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL will conduct a public hearing and deliberation on January 16, 2019 at 4:15 P.M. in Room 212, Bannock County Courthouse, 624 E Center St, Pocatello, ID. Pursuant to Idaho Code §67-6516 and Bannock County Zoning Ordinance §540.2, you are hereby provided notice of the following item which will be considered for public hearing:

VARIANCE FROM 347 – BUILDING BULK AND PLACEMENT STANDARDS: In accordance with §316 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 #R34225011500. The parcel is located in the Recreational 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.

Figure 1: Site Map



VARIANCE INFORMATION:

540.1 PURPOSE: A variance shall not be considered a right but may be granted to an applicant upon a showing of undue hardship related to physical characteristics of the site, and then only if the proposal is not in conflict with the public interest.

540.4 STANDARDS: The Planning and Development Council may grant a variance if it makes affirmative findings of fact on each of the following standards:

1. The applicant has shown that there is no reasonable alternative.
2. The variance is not in conflict with the public interest.
3. The variance will not adversely affect adjacent property.
4. If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site.

GENERAL INFORMATION:

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 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. Any and all persons may register comments, protests, or agreements on the hearing subjects being considered. Oral testimony concerning these proposals may be offered at the public hearing. Council may limit oral testimony to three (3) minutes. Written testimony of fewer than two (2) pages may be submitted up to the time of or at the hearing; other written testimony must be received by the PLANNING AND DEVELOPMENT SERVICES OFFICE, 5500 South Fifth Avenue, Pocatello, Idaho 83204 no later than January 8, 2019 at 12 PM (noon). Written testimony may also be sent to zoning@bannockcounty.us. **The Council can only consider testimony relating to the above standards in their findings.** All submitted testimony shall be considered public record. Discriminatory testimony shall not be permitted. Oral testimony must comply with standards established in §560.6 of the Bannock County Zoning Ordinance. Written testimony must comply with standards established in §560.7 of the Zoning Ordinance.

BANNOCK COUNTY COMPLIES WITH REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT. IF YOU NEED SPECIAL ASSISTANCE, PLEASE CALL 208-236-7230 TO REQUEST ACCOMMODATION.

Michael Jaglowski, Planning Director
mjaglowski@bannockcounty.us

Notice to 1) Adjacent property owners of record, 2) utilities, 3) affected agencies/political subdivisions, 4) posted on-site, 5) posted in dept. foyer, 6) posted in courthouse, 7) posted on website