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OFFICIAL RECORD BK#
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE DEPUTY

BANNOCK COUNTY

22022115

2020 NOV 19 P 2:29

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL

FINDINGS AND ORDER

INTRODUCTION

REQUEST: Applicant, Matt Wright, seeks a variance from §357 Table of Building Bulk and Placement Standards District in the Multiple Use Zone of the Bannock County Zoning Ordinance. Applicant requests to reduce the minimum side yard setback from 20' to 7'.

APPLICANT/OWNER:

Matt Wright
13917 N. Yellowstone
Pocatello, ID 83202

PARCEL NUMBER AND LOCATION: The Bannock County tax parcel number is RPR3803037400 and addressed as 13917 N. Yellowstone, Pocatello, Idaho 83202.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Multiple Use
PROPERTY SIZE: ~ 3.17 acres

VIEWS: Property is visible from
Yellowstone Highway
EXISTING STRUCTURES: Residential
and Storage Buildings
OTHER: A barn structure.

NOTICE AND TESTIMONY REQUIREMENTS:

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

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REQUIRED FINDINGS FOR VARIANCE:

1. The applicant has shown there **is not** a reasonable alternative.

This is based on:

It is unreasonable to ask the applicant to move the existing concrete pad, especially since most structures in that area are not conforming to current ordinance.

2. The variance **is not** in conflict with the public interest.

This is based on:

There is no public comment against this request.

3. The variance **will not** adversely affect adjacent property.

This is based on:

There is room for snow to run off onto the applicant's property and there has been no public comment against this request.

4. If the variance is not granted, the applicant **will** suffer undue hardship caused by the physical characteristics of the site.

This is based on:

The existing concrete pad creates an undue hardship if required to move it.

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ORDER: CONCLUSION AND DECISION

The Planning and Zoning Commission, pursuant to the aforementioned, finds that the request of Matt Wright, for a variance to reduce the minimum side yard setback from 20' to 7' in the Multiple Use zoning district, as described in the application, shall be **approved**.


Motion by Edward Ulrich, seconded by Barbara Hill to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Egan	Voted Yes
Councilperson Erchul	Voted Absent
Councilperson Heisler	Voted Yes
Councilperson Hill	Voted Yes
Councilperson Ulrich	Voted Yes

Motion carried by a 4 to 0 vote.

Dated this 18th day of November, 2020.



 Signed by (Chairperson) (Vice chair)

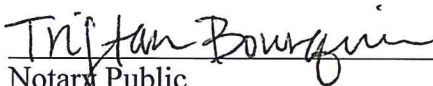
ACKNOWLEDGEMENT CERTIFICATE

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

On this 18th day of November, 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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 Notary Public
 My Commission Expires on 4-23 2025