



# PLANNING AND DEVELOPMENT SERVICES

5500 S 5<sup>th</sup> Ave | Pocatello, Idaho 83204 | 208.236.7230 | [www.bannockcounty.us](http://www.bannockcounty.us)

## AGENDA

### BANNOCK COUNTY

### REGULAR PLANNING & DEVELOPMENT COUNCIL MEETING

APRIL 19, 2023 – 5:15 PM

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The public meeting will be held in Conference Room 1, Office of Planning and Development Services, 5500 S 5<sup>th</sup> Ave, Pocatello, ID 83204. Due to limited seating in the conference room, the meeting will also be available via web-conference and telephone. **Details on how to access the Zoom meeting information are given at the end of this agenda.**

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Any citizen who wishes to address the Council, must first complete a sign-up sheet and give their name and address for the record. If a citizen wishes to read documentation of any sort to the Council, they must have a copy available to submit as part of the record. There will be a three (3) minute time limitation for presentations by citizens. The purpose of this agenda is to assist the Council and interested citizens in the conduct of this public meeting. **Citizens should examine the agenda for the item of their interest. However, citizens are advised that only Public Hearings allow for public comment during the discussion / consideration process.** Citizens have an opportunity to be heard by the Council if the item meets the criteria as described in the agenda. *You must sign in at the start of the meeting to be recognized.*

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**RECESS:** The Council Chair or Vice Chair may call a recess, as he/she deems necessary, to allow Council members and participants a brief rest period.

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Bannock County complies with requirements of the Americans with Disabilities Act. Special accommodations can be provided with three (3) days advance notice by calling 208.236.7230, emailing [zoning@bannockcounty.us](mailto:zoning@bannockcounty.us), or coming into the office.

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AGENDA ITEM NO.	1.	ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST – EX-PARTE COMMUNICATION AND SITE VISIT Disclose any communication, including who was there and the basic substance of conversation. Disclose if a site visit was made, location(s) of the site visit and what was seen.
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AGENDA ITEM NO.	2.	PRELIMINARY BUSINESS
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a) Agenda Clarification and Approval (**Action Item**)

AGENDA ITEM NO.            3.     APPROVAL OF MINUTES (**ACTION ITEM**)  
a) none

**PUBLIC HEARING ITEMS**

**(The procedure used for conducting the public hearings is at the end of this agenda.)**

AGENDA ITEM NO.            4.     CONDITIONAL USE PERMIT: EVENT CENTER –  
The applicant, Cody Redford, petitions for a conditional use permit to establish an event center. The development will have private water and sewer disposal. The affected property is known as parcel RPR4015027906 and is currently addressed as 2080 W Portneuf Road, Inkom, ID 83245. The land is located in the Residential Rural zoning district. At the hearing, the Council shall evaluate the proposed use against criteria established in §530 of the Zoning Ordinance. Type of action: Decision.  
**(ACTION ITEM)**

AGENDA ITEM NO.            5.     CONDITIONAL USE PERMIT: OUTDOOR EVENT SPACE –  
The applicant, Neil Mathews, petitions for a conditional use permit to establish an outdoor event space. The development will have private water or sewer disposal. The affected property is known as parcel RPR4225013401 and is currently addressed as 7239 E Hwy 30, Lava Hot Springs, ID 83246. The land is located in the Agricultural zoning district. At the hearing, the Council shall evaluate the proposed use against criteria established in §530 of the Zoning Ordinance. Type of action: Decision.  
**(ACTION ITEM)**

**BUSINESS ITEMS**

AGENDA ITEM NO.            6.     VARIANCE EXTENSION REQUEST: R-O-W SETBACKS –  
The applicant, Jameson Root, requests an extension of a variance. The original approval date was September 21, 2022 and the six-month approval expires April 1, 2023. The tax parcel number is RPRRMCM000900 and is currently addressed as 9167 W Cinnamon Ridge, Pocatello, ID 83204. Type of action: Decision.

**(ACTION ITEM)**

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| AGENDA ITEM NO. | 7. | VARIANCE EXTENSION REQUEST: COTTAGE DWELLING - The applicant, Jeremy Rowberry, requests an extension of a variance. The original approval date was September 21, 2022 and the six-month approval expires April 1, 2023. The tax parcel number is RPRRHAL000500, and is currently addressed as 13348 N Smith Road, Pocatello, ID 83202. Type of action: Decision. |
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- (ACTION ITEM)**
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| AGENDA ITEM NO. | 8. | ITEMS OF INTEREST<br>a) Update on recommendations to Commissioners<br>b) Discussion of upcoming hearing items<br>c) Announcements |
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| AGENDA ITEM NO. | 9. | CITIZEN COMMENTS<br>This time has been set aside to hear items from the audience, not listed on the agenda. Items which appeared somewhere else on the agenda will not be discussed at this time. The Council is not allowed to take any official action at this meeting on matters brought forward under this agenda item. You must sign in at the start of the meeting in order to be recognized. Note: Total time allotted for this item is fifteen (15) minutes, with a maximum of three (3) minutes per speaker. |
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| AGENDA ITEM NO. | 10. | WORK SESSION<br>a) None |
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| AGENDA ITEM NO. | 11. | ADJOURN |
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The application for each item will be available to the public by request at Planning and Development Services office and on the department's website at [www.bannockcounty.us/planning](http://www.bannockcounty.us/planning). Written testimony of fewer than two (2) pages must be received by the Planning and Development Services office no later than April 11, 2023. Written testimony may also be sent to [zoning@bannockcounty.us](mailto:zoning@bannockcounty.us). Any written testimony not received by the deadline must be brought to the council meeting and presented at the public hearing. All submitted testimony shall be considered public record. Discriminatory testimony shall not

be permitted. Written testimony must comply with standards established in §560.7 of the Bannock County Zoning Ordinance.

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### **PUBLIC HEARING PROCEDURE**

1. A presentation is made by the applicant. (Time limit 6 minutes)
2. An explanation of the subject of the hearing is presented by the Planning and Development Service staff. (No time limit)
3. Testimony is given by the audience in favor of the proposal and then neutral on the proposal and against the proposal. Questioning of the participants, and rebuttals are entertained by the Planning and Development Council (time limit 3 minutes; may allow designation of additional time from sign in sheet)
4. The applicant may rebut the arguments offered by the opposition.
5. The Planning and Development Council discusses the hearing subject; they may direct questions to the staff, the applicant and the audience during this stage of the hearing process.
6. The hearing is closed to oral testimony from the applicant and the audience. The hearing process is concluded.

The Council accepts oral testimony and may accept limited written testimony from those in attendance, but only if the parties have filled out the testimony sign-in sheet. **If you have submitted written testimony as part of the packet, you cannot also give an oral testimony unless it is to read the written testimony into the record.** In order to keep a clear audio recording of this hearing, when testifying, a person must come to the podium and state his/her full name and address. Comments will not be accepted from the audience seats and discriminatory testimony shall not be permitted. There shall be no booing, hissing, or cheering.

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### **INFORMATION FOR ZOOM REGISTRATION**

Time: Apr 19, 2023 05:15 PM Mountain Time (US and Canada)

#### **Join Zoom Meeting**

<https://uso6web.zoom.us/j/86734325263?pwd=bTJXRoZWVGJkazFzaUM2TkY2NnF3UTog>

**Meeting ID:** 867 3432 5263

**Passcode:** 787729

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Dial by your location

REGULAR PLANNING & DEVELOPMENT COUNCIL MEETING  
APRIL 19, 2023

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+1 346 248 7799 US (Houston)  
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+1 646 931 3860 US  
+1 689 278 1000 US  
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+1 301 715 8592 US (Washington DC)  
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