



# 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

JULY 12, 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.

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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 they deem 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 [development@bannockcounty.gov](mailto:development@bannockcounty.gov), 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.
AGENDA ITEM NO.	2.	PRELIMINARY BUSINESS a) Agenda Clarification and Approval ( <b>Action Item</b> )
AGENDA ITEM NO.	3.	APPROVAL OF MINUTES ( <b>ACTION ITEM</b> )

- a) April 19, 2023
- b) May 17, 2023

**PUBLIC HEARING ITEMS**

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

AGENDA ITEM NO.	4. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT – The applicant, John Wilkes, on behalf of Staker Parson Companies dba Idaho Materials and Construction, proposes the redesignation of approximately 158.46 acres of land from Agricultural / Residential Suburban to Light Industrial Warehouse; the subject property is located in Section 31, of Township 5S, Range 34E, of the Boise Meridian and is identified as tax parcel number RPR3803048300. The parcel is unaddressed. At the hearing, the Council shall evaluate the proposal against criteria found in the 2021 Comprehensive Plan. Type of action: Recommendation to County Commissioners. <b>(ACTION ITEM)</b>
AGENDA ITEM NO.	5. ZONING ORDINANCE MAP AMENDMENT/REZONE – The applicant, John Wilkes, on behalf of Staker Parson Companies dba Idaho Materials and Construction, proposes the redesignation of approximately 158.46 acres of land from Agricultural/ Residential Suburban to Light Industrial Warehouse; the subject property is located in Section 31, of Township 5S, Range 34E, of the Boise Meridian and is identified as tax parcel number RPR3803048300. The parcel is unaddressed. At the hearing, the Council shall evaluate the proposal against criteria established in Section §520 of the Bannock County Zoning Ordinance. Type of action: Recommendation to County Commissioners. <b>(ACTION ITEM)</b>
AGENDA ITEM NO.	6. CONDITIONAL USE PERMIT: GRAVEL PIT AND HOT ASPHALT PLANT – The applicant, John Wilkes, on behalf of Staker Parson Companies dba Idaho Materials and Construction, petitions for a conditional use permit to construct a new gravel pit and hot asphalt plant. The

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facility proposes hours of operation from 7am to 7pm, Monday through Saturday, with possible DOT variation. The facility proposes ten employees, as well as the usage of heavy equipment in conjunction with the mining operation. The affected property is known as parcel RPR3803048300 and is currently unaddressed. 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. 7. CONDITIONAL USE PERMIT: EVENT CENTER – The applicant, Randy Wheatley, petitions for a conditional use permit to construct a new multi-purpose event center. The facility proposes to host weddings, family gatherings, and be used as a hunting lodge. The applicant proposes 2 employees and private water and sewer disposal. The affected property is known as parcel RPR4223009001 and is currently unaddressed. 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)**

**BUSINESS ITEMS**

NONE

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AGENDA ITEM NO. 8. ITEMS OF INTEREST

- a) Update on recommendations to Commissioners
- b) Discussion of upcoming hearing items
- c) Announcements

AGENDA ITEM NO. 9. CITIZEN COMMENTS

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.

AGENDA ITEM NO. 10. WORK SESSION  
a) None

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 July 4, 2023. Written testimony may also be sent to [development@bannockcounty.gov](mailto:development@bannockcounty.gov). 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 their 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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