



PLANNING AND DEVELOPMENT SERVICES

5500 S 5th Ave | Pocatello, Idaho 83204 | 208.236.7230 | www.bannockcounty.us

AGENDA

BANNOCK COUNTY

REGULAR PLANNING & DEVELOPMENT COUNCIL MEETING

FEBRUARY 21, 2024 – 5:15 PM

The public meeting will be held in Conference Room 1, Office of Planning and Development Services, 5500 S 5th Ave, Pocatello, ID 83204.

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.

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.

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, or coming into the office.

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 (Action Item)

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AGENDA ITEM NO. 3. APPROVAL OF MINUTES (**ACTION ITEM**)
a) October 18, 2023
b) November 15, 2023

PUBLIC HEARING ITEMS

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

AGENDA ITEM NO. 4. CONCEPT PLAN APPROVAL: WE THE PEOPLE
SUBDIVISION – Pursuant to §302 of the Bannock County Subdivision Ordinance, Noel Olson proposes a 3-lot subdivision with a total of approximately 94.86 acres. The development proposes connection to individual water and septic. The subject property is located in NE ¼ SW ¼ and W ½ E ½ of Section 7, Township 12 South, Range 37 East, B.M., Bannock County. The affected property is tax parcel RPR4471005406 and is currently addressed 25450 Old Malad Hwy, Downey, ID 83246. The buildable lots will be approximately 4.98 acres in size with one open space lot approximately 84.90 acres in size. Type of action: Decision.
(ACTION ITEM)

AGENDA ITEM NO. 5. CONCEPT PLAN APPROVAL: ELLIS ESTATES
SUBDIVISION – Pursuant to §302 of the Bannock County Subdivision Ordinance, Joshua Ellis proposes a 6-lot subdivision with a total of approximately 9.5 acres. The development proposes connection to individual water and septic. The subject property is located in SW ¼ NW ¼ of Section 27, Township 5 South, Range 34 East, B.M., Bannock County. The affected properties are tax parcels RPR3803035516 and RPR3803035512. Parcel RPR3803035516 is currently unaddressed and parcel RPR3803035512 is addressed as 13578 N Hawthorne Rd, Chubbuck, ID, 83202. The buildable lots will be between 1.06 and 1.78 acres in size. Type of action: Decision.
(ACTION ITEM)

AGENDA ITEM NO. 6. VARIANCE FROM 337 TABLE OF BUILDING BULK AND PLACEMENT STANDARDS - In accordance with §540 of the Bannock County Zoning Ordinance, Joshua Ellis requests a variance from the 30' right-of-way setback

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requirement (the applicant proposes a 15' setback) for a single-family dwelling. The affected property is labeled as parcel RPR3803035512 and is currently addressed as 13578 N Hawthorne Rd, Chubbuck, ID, 83202. 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.

(ACTION ITEM)

AGENDA ITEM NO.	7.	CONDITIONAL USE PERMIT: CAMPGROUND – Shane and Marci Kramer petition for a conditional use permit to establish a 30-spot campground on approximately 3.23 acres. The affected property is known as parcel RPR4227010100 and is currently unaddressed. The campground will be located in the recreational zoning district. The applicant has proposed hours of operation from 9am-5pm, seven days a week with private water and septic. 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.	8.	TRANSFER OF DEVELOPMENT RIGHTS – Pursuant to §465 of the Bannock County Zoning Ordinance, Lynn Bastian proposes the transfer of development rights from parcel RPR4265011800 to parcel RPR426501805. Parcel RPR4265011800 is approximately 80.70 acres and is located in the agricultural zoning district. Parcel RPR4265010805 is approximately 23.37 acres and is located in the agricultural zoning district. Type of action: Recommendation to County Commissioners.
		(ACTION ITEM)
AGENDA ITEM NO.	9.	CONDITIONAL USE PERMIT: CAMPGROUND – Cameron Salt petitions for a conditional use permit to expand an existing campground, adding approximately 23 cabins, 36 camping spots, and an office building on approximately 59.98 acres. The affected properties are known as parcels RPR4227015206 and RPR4227015205. Parcel

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RPR4227015206 is currently addressed as 11759 E Fish Creek Rd, Lava Hot Springs, ID, 83246. Parcel RPR4227015205 is currently addressed as 11745 E Fish Creek Rd, Lava Hot Springs, ID, 83246. The campground will be located in the recreational zoning district. The applicant has proposed hours of operation from 9am-5pm, seven days a week with private water and septic. 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.	10.	PRELIMINARY PLAT APPROVAL: SOUTH HILLS SUBDIVISION – Jonathan Vincent requests preliminary plat approval for tax parcel RPR4013005704, in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.
		(ACTION ITEM)
AGENDA ITEM NO.	11.	CONDITIONAL USE PERMIT: GRAVEL PIT – Pursuant to the Board of County Commissioner's reconsideration decision, Council will make reasoned findings on a previously heard conditional use permit. These findings will be made based on the record for the original public hearing and no new information can be presented during deliberation.
		(ACTION ITEM)
AGENDA ITEM NO.	12.	ITEMS OF INTEREST
	a)	Update on recommendations to Commissioners
	i.	Rezone – Houghton
	ii.	Zoning Ordinance Amendments
	b)	Discussion of upcoming hearing items
	c)	Announcements
	i.	Joint meeting with Commissioners in first quarter of 2024
	ii.	Comprehensive Plan Open Houses

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AGENDA ITEM NO.

13. 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.

14. WORK SESSION

None

AGENDA ITEM NO.

15. ADJOURN

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. Written testimony of fewer than two (2) pages must be received by the Planning and Development Services office no later than February 13, 2024. Written testimony may also be sent to 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.

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.

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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.
