

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

VARIANCE PERMIT- AARON ARNSON PUBLIC HEARING: AUGUST 21, 2024

FILE #: VAR-24-5
LOCATION: RPR3853022313, addressed as 8611 N. Kraft Road, Pocatello, Idaho 83204

APPLICANT:	OWNER:
Aaron Arnson	Michelle E. Wilson
4882 Wiltshire Street	8611 N. Kraft Road
Chubbuck, ID 83202	Pocatello, Idaho 83204

REQUEST & BACKGROUND: Aaron Arnson requests a variance from the driveway standards. The current standard requires the driveway to be built no less than 20' wide at all points. The applicant proposes a 15' width at all points. The affected property is labeled as parcel RPR3853022313 and is currently addressed as 8611 N. Kraft Road, Pocatello, ID 83204.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Light Industrial
PROPERTY SIZE: ~ 5.28 acres
VIEWS: The property is visible from all sides
EXISTING STRUCTURES: Residential dwelling
AREA OF CITY IMPACT: Pocatello

NOTICE AND TESTIMONY REQUIREMENTS:

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

REQUIRED FINDINGS FOR VARIANCE PERMIT, §540

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

This is based on:

The existing conditions of the road and the requirements that will be met from the fire district.

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

This is based on:

The driveway has been existing at this width for over 40 years and there has been no conflict up to this point.

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

This is based on:

This parcel is over 5 acres and this request will not affect the neighboring properties since this is contained on the parcel in the application.

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:

In order to bring the driveway to a 20' standard, it would require significant engineering and would disturb natural habitat and the existing driveway.

Conditions:

1. The driveway must meet the requirements as outlined in the letter from the fire district.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Aaron Arnsen requests a variance from the driveway standards. The current standard requires the driveway to be built no less than 20' wide at all points. The applicant proposes a 15' width plus the conditions from the fire district, as described in the application, shall be **approved**.

Motion by Chad Selleneit, seconded by Barbara Hill to adopt the foregoing Findings and Order.


ROLL CALL:

Councilperson Hill
Councilperson Selleneit
Councilperson Ulrich
Councilperson Ward

Voted **Yes**
Voted **Yes**
Voted **Yes**
Voted **Recused**

Motion carried by a 3 to 0 vote.

Dated this 21st day of September, 2024.



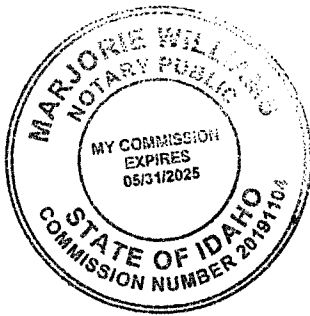
Signed by Vice Chairperson

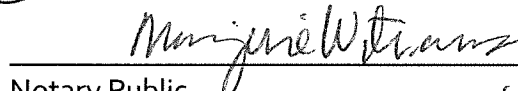
ACKNOWLEDGEMENT CERTIFICATE

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

On this 21st day of August, in the year of 2024, before me Marjorie Williams, a notary public, personally appeared Edward Ulrich, 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 5/31 2025