

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

**VARIANCE PERMIT- FRANK HOLDEN
PUBLIC HEARING: AUGUST 21, 2024**

FILE #: VAR-24-6
LOCATION: RPR4013024802, addressed as 9525 W. Gibson Jack Road, Pocatello, Idaho 83204

APPLICANT:	OWNER:
Frank Holden 9525 W. Gibson Jack Road Pocatello, Idaho 83204	Frank Holden 9525 W. Gibson Jack Road Pocatello, Idaho 83204

REQUEST & BACKGROUND: Frank Holden requests a variance to reduce the right-of-way setback requirements from 30' to 15' for one residential accessory structure. The affected property is labeled as parcel RPR4013024802 and is currently addressed as 9525 W. Gibson Jack Road, Pocatello, ID 83204.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Suburban
PROPERTY SIZE: ~ 10.00 acres
VIEWS: The property is visible from Gibson Jack Road
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 topography of the site and lack of additional options for the structure.

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

This is based on:

The public were in support and County Road and Bridge did not have any concerns.

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

This is based on:

The property is 10 acres and is self-contained. It is also a distance from any other structures.

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 topography doesn't offer many options due to significant sloping and the location of the creek.

Conditions: NONE

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Frank Holden for a variance to reduce the right-of-way setback requirements from 30' to 15' for one residential accessory structure shall be **approved**.

Motion by Edward Ulrich, seconded by Chad Selleneit to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Hill	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Yes
Councilperson Ward	Voted Yes

Motion carried by a 4 to 0 vote.

Dated this 21st day of August, 2024.



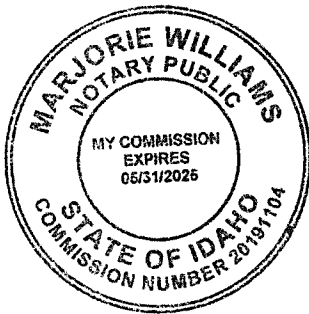
Signed by Chairperson

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
ss.)
County of Bannock)

On this 21st day of September, in the year of 2024, before me Marjorie Williams, a notary public, personally appeared Stewart Ward, 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 5/30 20 25