



# PLANNING AND DEVELOPMENT SERVICES

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

## PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT THE BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL** will conduct a public hearing and deliberation January 15, 2025, at 5:15 P.M. The public meeting will be held in Conference Room 1, Office of Planning and Development Services, 5500 S. 5th Ave, Pocatello, ID 83204. **Please see our website, [www.bannockcounty.us/planning](http://www.bannockcounty.us/planning), for additional information.** Pursuant to Idaho Code and County Ordinance, the following items are hereby noticed for publication and will be considered for public hearing:

1. **SUBDIVISION CONCEPT PLAN – PEPPERGRASS POINT SUBDIVISION – ACTION ITEM:** Pursuant to Section 302 of the Bannock County Subdivision Ordinance, Jose Nava proposes a lot combination to an existing platted subdivision to adjust approximately 3.32 acres, 2.77 acres, and 5.66 acres into 4.71 acre and 7.05 acre lots. The subject property for parcel RPRRWH4000400 is located in the NW<sup>1</sup>/<sub>4</sub> of Section 19, Township 7S, Range 35E., B.M., Lot 17, Block 1 Wild Horse Subdivision Phase 4. The associated tax parcel numbers are RPRRWH4000500, Lot 18 and RPRRWH4000600, Lot 19. The developer has proposed individual septic systems and existing shared wells. Type of action: Decision.
2. **FUTURE LAND USE MAP AMENDMENT – ACTION ITEM:** Jerry Johnson proposes the redesignation of approximately 62.08 acres of land from Agricultural to Recreation on the Future Land Use Map. The subject properties are located in Sections 19 and 30 of Township 9 South, Range 38 East of the Boise Meridian and are identified as parcels RPR4227005607, RPR4227021204, RPR4227021201, RPR4227021002, RPR4227005609, and RPR4227021208. Type of action: Recommendation to County Commissioners.
3. **REZONE – ACTION ITEM:** Jerry Johnson proposes the redesignation of approximately 62.08 acres of land from Agricultural to Recreation on the Zoning Map. The subject properties are located in Sections 19 and 30 of Township 9 South, Range 38 East of the Boise Meridian and are identified as parcels RPR4227005607, RPR4227021204, RPR4227021201, RPR4227021002, RPR4227005609, and RPR4227021208. Type of action: Recommendation to County Commissioners.
4. **SUBDIVISION CONCEPT PLAN – WESTFIELD ESTATES DIVISION 6 – ACTION ITEM:** Pursuant to Section 302 of the Bannock County Subdivision Ordinance, David Assan proposes to subdivide approximately 7.15 acres of land into 13 lots. The subject property is located in the SW<sup>4</sup>NW<sup>4</sup>, Section 5, Township 6S, Range 34E, B.M. The associated parcel number is RPR3853006604. Sewer and water to be connected to the City of Chubbuck. There will be 13 buildable lots and will be between 0.46 and 0.58 acres in size. Type of action: Decision.
5. **ORDINANCE CHANGE – ACTION ITEM: ZONING ORDINANCE TEXT AMENDMENT- Spot Change –** Bannock County proposes textual changes to 471.1 Substandard Lots, in accordance with Idaho Code. Type of action: Recommendation to County Commissioners.
6. **ORDINANCE ADOPTION – ACTION ITEM: AGRICULTURAL PROTECTION AREA ORDINANCE –** New Ordinance – Bannock County proposes to adopt a new

Agricultural Protection Area Ordinance, in accordance with Idaho Code. Type of action: Recommendation to County Commissioners.

7. FUTURE LAND USE MAP – ACTION ITEM: Bannock County is seeking to amend the Bannock County Comprehensive Plan for the purpose of creating an Agricultural Protection Area Overlay Zone according to Idaho Code. Type of action: Recommendation to County Commissioners.

The application for each item and the meeting agenda will be available to the public by request at the Office of Planning and Development Services and on the Department's website (<https://www.bannockcounty.us/planning/>). Staff reports will be available to the public by request at the Office of Planning and Development Services. Any and all persons may register comments, protests, or agreements on the hearing subjects being considered. Oral testimony concerning these proposals may be offered at the public hearing. Council may limit oral testimony to three (3) minutes. Written testimony of fewer than two (2) pages must be received by the Planning and Development Services office, 5500 S. Fifth Avenue, Pocatello, Idaho 83204 no later than January 7, 2025. 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.

Bannock County complies with requirements of The Americans with Disability Act. If you need special assistance, please call 208-236-7230 to request accommodation.

---

Hal W. Jensen  
Planning Director

[halj@bannockcounty.gov](mailto:halj@bannockcounty.gov)

Publication date: December 26, 2024; Meeting Date: January 15, 2025