



# 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

### PLANNING & DEVELOPMENT COUNCIL MEETING

JANUARY 15, 2025 – 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> ) b) Vote for Chair and Vice Chair

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AGENDA ITEM NO. 3. APPROVAL OF MINUTES (**ACTION ITEM**)  
a) August 21, 2024  
b) September 18, 2024  
c) October 16, 2024

**PUBLIC HEARING ITEMS**

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

AGENDA ITEM NO. 4. SUBDIVISION CONCEPT PLAN – PEPPERGRASS POINT SUBDIVISION: 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 RPWRWH4000400 is located in the NW1/4 of Section 19, Township 7S, Range 35E., B.M., Lot 17, Block 1 Wild Horse Subdivision Phase 4. The associated tax parcel numbers are RPWRWH4000500, Lot 18 and RPWRWH4000600, Lot 19. The developer has proposed individual septic systems and existing shared wells. Type of action: Decision.  
**(ACTION ITEM)**

AGENDA ITEM NO. 5. FUTURE LAND USE MAP AMENDMENT: 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.  
**(ACTION ITEM)**

AGENDA ITEM NO. 6. REZONE: 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.

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Type of action: Recommendation to County  
Commissioners.  
**(ACTION ITEM)**

AGENDA ITEM NO. 7. SUBDIVISION CONCEPT PLAN – WESTFIELD ESTATES DIVISION 6: 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<sub>4</sub>NW<sub>4</sub>, 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.  
**(ACTION ITEM)**

AGENDA ITEM NO. 8. ORDINANCE CHANGE – 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.  
**(ACTION ITEM)**

AGENDA ITEM NO. 9. ORDINANCE ADOPTION – 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.  
**(ACTION ITEM)**

AGENDA ITEM NO. 10. FUTURE LAND USE MAP: 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.

**BUSINESS ITEMS**

AGENDA ITEM NO. 11. PRELIMINARY PLAT APPROVAL – REYNOLDS ACRES: Tyler Scheibenpflug requests preliminary plat approval for tax parcel RPRRLIS000200 in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.  
**(ACTION ITEM)**

AGENDA ITEM NO. 12. PRELIMINARY PLAT APPROVAL – TURKEY HOLLOW SUBDIVISION: Stewart Ward requests preliminary plat approval for tax parcels RPRRCHS000600 and RPRRCHS000700 in accordance with procedures and standards established in the Subdivision and Zoning Ordinances. Type of action: Decision.  
**(ACTION ITEM)**

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AGENDA ITEM NO. 13. ITEMS OF INTEREST  
a) Update on recommendations to Commissioners  
b) Discussion of upcoming hearing items  
c) Announcements

AGENDA ITEM NO. 14. 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. 15. WORK SESSION  
a) 2040 Comprehensive Plan

AGENDA ITEM NO. 16. 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 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.

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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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