

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

VARIANCE PERMIT- ANGELA KEELING PUBLIC HEARING: APRIL 16, 2025

FILE #: VAR-25-2
LOCATION: RPR3853031100, currently unaddressed and parcel RPR3853031200, currently unaddressed.

APPLICANT: **OWNER:**
Angela Keeling Angela Keeling
12959 W. White Road 12959 W. White Road
Pocatello, ID 83204 Pocatello, Idaho 83204

REQUEST & BACKGROUND: Angela Keeling 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 13' width at all points.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Suburban

PROPERTY SIZE: ~ 40.07 acres

VIEWS: The property is not visible from the road

EXISTING STRUCTURES: Residential dwelling and accessory structures

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:

Based on terrain and location of existing structures the driveway cannot be widened further.

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

This is based on:

There has been no opposition to this request, the fire district has already provided comment and this is a 40-acre parcel.

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

This is based on:

There has been no opposition to this request, the fire district has already provided comment and this is a 40-acre parcel. They also own all surrounding property.

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:

Based on terrain and location of existing structures the driveway cannot be widened further.

Conditions:

1. Submit the letter from the fire district to Planning and Development.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Angela Keeling for a variance from the driveway standards, as the current standard requires the driveway to be built no less than 20' wide at all points. The applicant proposes a 13' width at all points, as described in the application, shall be **approved**.

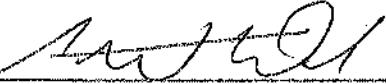
Motion by Krystal Madsen, seconded by Edward Ulrich to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted Yes
Councilperson Madsen	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Yes
Councilperson Ward	Voted Yes

Motion carried by a 5 to 0 vote.

Dated this 16th day of April, 2025.



Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)

S.S.

County of Bannock)

On this 16th day of April, in the year of 2025, before me Tristan Bourquin, a notary public, personally appeared Stewart Ward as Chair vice-chair on behalf of the Bannock County Planning and Development Council, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

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Tristan Bourquin
Notary Public
My Commission Expires on 4/23 2025

