



# PLANNING AND DEVELOPMENT SERVICES

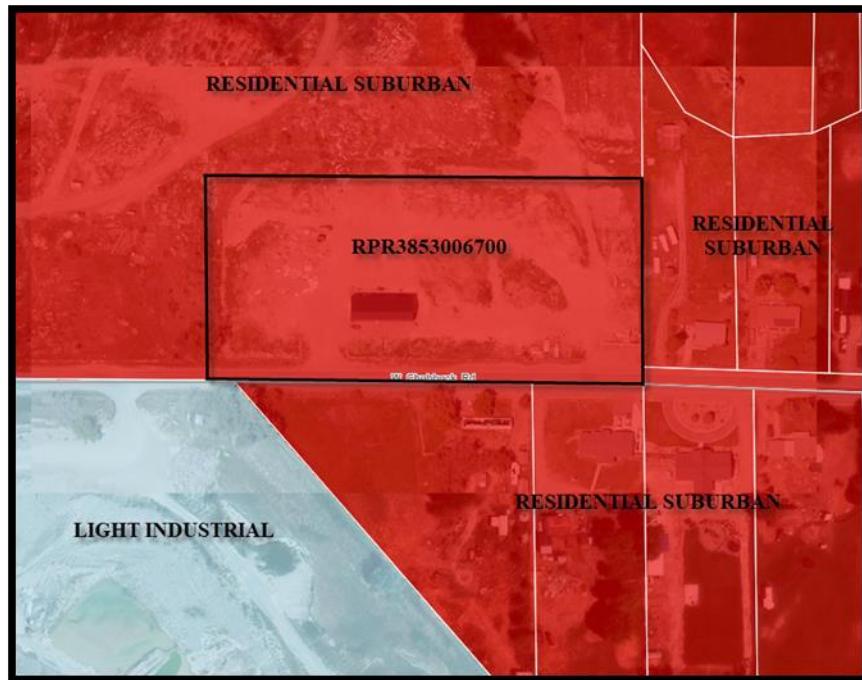
5500 S 5<sup>th</sup> Ave | Pocatello, Idaho 83204 | 208.236.7230 | [www.bannockcounty.us](http://www.bannockcounty.us)

May 1, 2025

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN:** The Bannock County Planning and Development Council will conduct a public hearing and deliberation on May 21, 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:

**REZONE – ACTION ITEM:** Jeremy Manska proposes the redesignation of approximately 4.14 acres of land from Residential Suburban to Light Industrial on the Zoning Map. The subject property is located in Section 5 of Township 6 South, Range 34 East and is identified as parcel RPR3853006700. Type of action: Recommendation to County Commissioners.



### **REZONE INFORMATION:**

The procedures for a zoning ordinance map amendment/rezone are found in section §520 of the Zoning Ordinance. To recommend approval of a rezone petition, the Council must find affirmative findings of each of the following standards:

- A. *The uses allowed in the proposed district would be compatible with surrounding uses.*
- B. *The proposed zoning district would not adversely affect the surrounding neighborhood's stability and property values.*
- C. *The applicant has shown that there is a need for the proposed zoning district in the County or at the proposed location.*
- D. *The public cost resulting from the change in land use would not be excessive when compared with the public benefit derived from the change in land use.*
- E. *Adequate public services, utilities, and facilities would be available to serve the changed land use.*
- F. *The proposed zoning district would not allow uses that would be detrimental to the environment of the immediate neighborhood.*
- G. *The requested change would be in accordance with the goals and policies of the County Comprehensive Plan.*

### **GENERAL INFORMATION:**

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 May 13, 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.

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