

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

VARIANCE PERMIT- BRANDON JACKSON PUBLIC HEARING: JUNE 18, 2025

FILE #: VAR-25-5
LOCATION: RPRRWE3000300 currently addressed as 14687 Berkshire Avenue, Chubbuck, ID 83202

APPLICANT:	OWNER:
Brandon Jackson 14687 Berkshire Avenue Chubbuck, ID 83202	Brandon Jackson 14687 Berkshire Avenue Chubbuck, ID 83202

REQUEST & BACKGROUND: Brandon Jackson requests a variance for rear yard and side yard setbacks for one residential accessory structure. The current rear yard setback is 20' and the applicant is proposing a 5' rear yard setback. The current side yard setback is 10' and the applicant is proposing a 5' side yard setback.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Suburban
PROPERTY SIZE: ~ 0.50 acres
VIEWS: The property is visible from the road
EXISTING STRUCTURES: Residential dwelling
AREA OF CITY IMPACT: Chubbuck

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:

Due to lot size and it's already accepted in phases 4 through 8, also there's an existing concrete pad. A blanket setback has been approved for Phases 4 through 8.

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

This is based on:

Phases 4 through 8 already have a blanket variance and no public comments in opposition were submitted.

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

This is based on:

Phases 4 through 8 already have a blanket variance and there were no public comments in opposition. Also, adjacent properties have not commented on this variance.

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:

There's nowhere else on the property to build the structure. Also, there's already an existing concrete pad.

Conditions: N/A

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Brandon Jackson for a variance for a 5' side yard setback and 5' rear yard setback, as described in the application, shall be **approved**.

Motion by Krystal Madsen, seconded by Molly Dimick 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 Recused

Motion carried by a 4 to 0 vote.

Dated this 18th day of June, 2025.


Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)

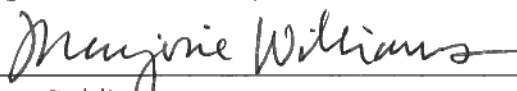
S.S.

County of Bannock)

On this 18th day of June, in the year of 2025, before me Marjorie Williams, a notary public, personally appeared Edward Ulrich as chairvice-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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Notary Public
My Commission Expires on 5/31 2031