

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### VARIANCE PERMIT- DUSTIN HOLSTEN PUBLIC HEARING: JUNE 18, 2025

**FILE #:** VAR-25-6  
**LOCATION:** RPR4227015901, currently unaddressed.

<b>APPLICANT:</b>	<b>OWNER:</b>
Dustin Holsten	Dustin Holsten
757 Pebble Creek Road	757 Pebble Creek Road
Bancroft, ID 83217	Bancroft, ID 83217

**REQUEST & BACKGROUND:** Dustin Holsten requests a variance to build a duplex on 1.0 acres. The current standard requires 1.5 acres.

#### FINDINGS:

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

#### SITE CHARACTERISTICS AND ZONING:

**ZONING:** Recreational  
**PROPERTY SIZE:** ~ 1.05 acres  
**VIEWS:** The property is visible from the road  
**EXISTING STRUCTURES:** None  
**AREA OF CITY IMPACT:** None

#### 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 the Health Department's approval of the septic permit, it is very comparable to a single-family home and current parcel size cannot be easily altered.

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

This is based on:

There were 2 written testimonies in favor that were submitted from his neighbors, also there were no public objections during the meeting.

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

This is based on:

There were no objections from adjacent property owners, also, the approval from the Health Department is the same as a single family.

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:

The applicant will only be limited to a single-family home, he will not be able to use it as a duplex, and the current lot size cannot be easily altered.

Conditions: N/A

## ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Dustin Holsten for a variance to build a duplex on 1.0 acres, as described in the application, shall be **approved**.

Motion by Edward Ulrich, seconded by Molly Dimick to adopt the foregoing Findings and Order.

### ROLL CALL:

Councilperson Dimick	Voted <b>Yes</b>
Councilperson Madsen	Voted <b>Yes</b>
Councilperson Selleneit	Voted <b>Yes</b>
Councilperson Ulrich	Voted <b>Yes</b>
Councilperson Ward	Voted <b>Yes</b>

Motion carried by a 5 to 0 vote.

Dated this 18<sup>th</sup> day of JUNE, 2025.

  
Signed by (Chairperson) (Vice Chair)


## ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)  
S.S.  
County of Bannock)

On this 18<sup>th</sup> day of June, in the year of 2025, before me Marjorie Williams, 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.

S  
E  
A  
L



  
Notary Public  
My Commission Expires on 5/31 2031  
5/31/2031