



PLANNING AND DEVELOPMENT SERVICES

5500 S 5th Ave | Pocatello, Idaho 83204 | 208.236.7230 | www.bannockcounty.us

AGENDA

BANNOCK COUNTY

PLANNING & DEVELOPMENT COUNCIL MEETING

AUGUST 20, 2025 – 5:15 PM

The public meeting will be held in Conference Room 1, Office of Planning and Development Services, 5500 S 5th Ave, Pocatello, ID 83204.

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.

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.

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, or coming into the office.

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 (Action Item)

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AGENDA ITEM NO. 3. APPROVAL OF MINUTES (**ACTION ITEM**)
a) July 16, 2025

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 – CHESTNUT HILL
SUBDIVISION: Pursuant to Section 302 of the Bannock County Subdivision Ordinance, Stewart Ward proposes a lot line adjustment to adjust a portion of the common line between Lots 3 and 4 in the Cinnamon Springs Subdivision. The subject properties are parcels RPRRCIN000401 and RPRRCIN000301. All lots will utilize existing individual culinary wells and septic systems. Type of action: Decision.
(ACTION ITEM)

AGENDA ITEM NO. 5. VARIANCE FROM §475.13 – DRIVEWAYS: Dakota Worrell 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 10' width at all points. The affected properties are labeled as parcels RPR3851027600 and RPR3851027702, currently unaddressed. The procedures and standards for evaluating a variance petition are found in §540 of the Bannock County Zoning Ordinance; approval or denial of this request shall be in accordance with standards prescribed therein. Type of action: Decision.
(ACTION ITEM)

AGENDA ITEM NO. 6. VARIANCE FROM §316 – BUILDING BULK AND PLACEMENT STANDARDS: Conrad Jensen requests a variance for side yard setbacks for an addition to the single-family dwelling. The current side yard setback is 20' and the applicant is proposing a 10' side yard setback. The affected property is labeled as parcel RPR4015029900 and is currently addressed as 228 N. Indian Creek Road, Inkom, ID 83245. The procedures and standards for evaluating a variance petition are found in §540 of the Bannock County Zoning Ordinance; approval or denial of

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this request shall be in accordance with standards prescribed therein. Type of action: Decision.
(ACTION ITEM)

AGENDA ITEM NO. 7. VARIANCE FROM §327 – BUILDING BULK AND PLACEMENT STANDARDS: Ted Van Horn requests a variance for right-of-way setbacks for a single-family dwelling and two (2) residential accessory structures. The current right-of-way setback is 30' and the applicant is proposing a 20' right-of-way setback off of Aubrey Lane and Utah Drive for the single-family dwelling. The current setback is 50' and the applicant has proposed 12' right-of-way setback from Old Hwy 91 for the two (2) residential accessory structures. The affected property is labeled as parcel RP RRSGP003202, currently addressed as 3670 Utah Drive, Inkom, ID 83245. The procedures and standards for evaluating a variance petition are found in §540 of the Bannock County Zoning Ordinance; approval or denial of this request shall be in accordance with standards prescribed therein. Type of action: Decision.
(ACTION ITEM)

BUSINESS ITEMS

None

AGENDA ITEM NO. 7. ITEMS OF INTEREST

- Update on recommendations to Commissioners
- Discussion of upcoming hearing items
- Announcements

AGENDA ITEM NO. 8. 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

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allotted for this item is fifteen (15) minutes, with a maximum of three (3) minutes per speaker.

AGENDA ITEM NO. 9. WORK SESSION
a) None

AGENDA ITEM NO. 10. ADJOURN

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. Written testimony of fewer than two (2) pages must be received by the Planning and Development Services office no later than August 12, 2025. Written testimony may also be sent to 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.

PUBLIC HEARING PROCEDURE

1. A presentation is made by the applicant.
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
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.
