



# PLANNING AND DEVELOPMENT SERVICES

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

July 31, 2025

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN:** The Bannock County Planning and Development Council will conduct a public hearing and deliberation on August 20, 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.gov/planning](http://www.bannockcounty.gov/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:

**VARIANCE FROM §327 – BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM:** 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.



**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.gov/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. 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 August 12, 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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