

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

VARIANCE PERMIT- DAKOTA WORRELL PUBLIC HEARING: AUGUST 20, 2025

FILE #: VAR-25-8
LOCATION: RPR3851027600, currently unaddressed and parcel RPR3851027702, currently unaddressed.

APPLICANT: **OWNER:**
Dakota Worrell DW Investors, LLC
11601 N. Ross Avenue 1402 Kenilworth Road
Oklahoma, OK 73120 Nichols Hills, OK 73120

REQUEST & BACKGROUND: 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.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Suburban

PROPERTIES SIZE: ~ 49.94 acres

VIEWS: The properties are not visible from the road

EXISTING STRUCTURES: One accessory structure

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: Topography of parcel, it's an existing established access, multiple land owners will be affected, and would make any change unreasonable.

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

This is based on: This meets the goals of 2.2.4 of the Comprehensive Plan which supports diversity uses and needs while maintaining rural character of the property. There were no public comments in opposition were received.

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

This is based on: It's an existing road and we will place a condition to improve emergency access. The adjacent land owner was represented as neutral.

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: Widening the road to the 20-foot requirement would make for substantial financial hardship due to the characteristics of the site.

Conditions: 1. Provide written approval from the fire district on the 10-foot driveway width and any other requirements for fire district access.

2. If needed, provide an updated site plan showing the fire district requirements.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Dakota Worrell for a variance from the driveway standards to be 10' wide at all points, as described in the application, shall be **approved**.

Motion by Edward Ulrich, seconded by Chad Selleneit 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 Yes

Motion carried by a 5 to 0 vote.

Dated this 20th day of August, 2025.



Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)

S.S.

County of Bannock)

On this 20th day of August, 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.

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Marjorie Williams

Notary Public

My Commission Expires on 5/31/2031