

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### VARIANCE PERMIT- CONRAD JENSEN PUBLIC HEARING: AUGUST 20, 2025

**FILE #:** VAR-25-9  
**LOCATION:** RPR4015029900 and is currently addressed as 228 N. Indian Creek Road, Inkom, ID 83245.  
  
**APPLICANT:** **OWNER:**  
Conrad Jensen Conrad Jensen  
228 N. Indian Creek Road 228 N. Indian Creek Road  
Inkom, ID 83245 Inkom, ID 83245

**REQUEST & BACKGROUND:** Conrad Jensen requests a variance for a side yard setback 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.

#### FINDINGS:

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

#### SITE CHARACTERISTICS AND ZONING:

**ZONING:** Agricultural

**PROPERTY SIZE:** ~ 1.16 acres

**VIEWS:** The property is visible from the road

**EXISTING STRUCTURES:** Residential dwelling

**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: The existing creek, septic, and topography of the site.

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

This is based on: Applicant states all neighbors support this and no public comments were received.

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

This is based on: Applicant states all neighbors support this and no public comments were received.

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 existing creek, septic, and topography of the site.

Conditions: **None**

## ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Conrad Jensen for a variance for a 10' side yard setback, as described in the application, shall be **approved**.

Motion by Molly Dimick, 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.

  
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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 20 31