

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

VARIANCE PERMIT- WYATT RADKE PUBLIC HEARING: OCTOBER 22, 2025

FILE #: VAR-25-14
LOCATION: RPRRMNV001000 and RPRRMNV000902, currently unaddressed

APPLICANT:	OWNER:
Wyatt Radke	Johnson Olson Profit Shrg Plan
845 W. Center Street, Suite E	1744 Rainier Drive
Pocatello, ID 83204	Pocatello, ID 83201

REQUEST & BACKGROUND: Wyatt Radke requests a variance from the driveway standards to increase the maximum allowable driveway grade from 10% to 13% and increase the restriction of amount of steep slopes that may be disturbed.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Rural
PROPERTY SIZE: ~ 12.44 acres
VIEWS: The property is visible from W. Timberline 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: The topography and the shape of the platted lots. The existing draining easement limits the developable areas.

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

This is based on: The disturbance will be contained in the middle of the two lots which is owned by one property owner. The design construction and erosion control will follow industry best management practices as per conditions notes in the Staff Report.

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

This is based on: The disturbance will be contained in the middle of the two lots which is owned by one property owner. The design construction and erosion control will follow industry best management practices as per conditions notes in the Staff Report.

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 topography and the shape of the platted lots. The existing drainage easement limits the developable areas and approximately 80% of the property is steeper than 15% slope.

Conditions:

1. Applicant shall submit and implement a stormwater / erosion control plan prepared by a licensed engineer and approved by the County Engineer prior to any land disturbance.
2. Maximum disturbance of slopes 30% or greater shall not exceed 40% and maximum disturbance of slopes between 15% and 30% shall not exceed 40%.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Wyatt Radke for a variance to increase the restriction of amount of steep slopes that may be disturbed, as described in the application, shall be **approved**.

Motion by Chad Selleneit, seconded by Molly Dimick to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted Yes
Councilperson Madsen	Voted No
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Absent
Councilperson Ward	Voted Yes

Motion carried by a 3 to 1 vote.

Dated this 22nd day of Oct, 2025.

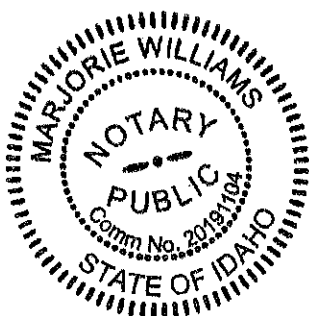

Signed by (Chairperson) (Vice Chair)


ACKNOWLEDGEMENT CERTIFICATE

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

On this 22nd day of October, in the year of 2025, before me Margrie 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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Notary Public
My Commission Expires on 5/31 20 31