

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

VARIANCE PERMIT- CONRAD JENSEN PUBLIC HEARING: NOVEMBER 19, 2025

FILE #: VAR-25-15
LOCATION: RPR4015029900 and is currently addressed as 228 N. Indian Creek Road, Inkom, ID 83245

APPLICANT:	OWNER:
Conrad Jensen 228 N. Indian Creek Road Inkom, ID 83245	Conrad Jensen 228 N. Indian Creek Road Inkom, ID 83245

REQUEST & BACKGROUND: Conrad Jensen requests a variance for a side yard setback from 20' to 10' and a riparian setback from 100' down to 50' to build a detached garage.

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 N. Indian Creek Road
EXISTING STRUCTURES: Residential dwelling and 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 site, power line setback, well, septic and drain field. This is the only feasible location for the structure.

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

This is based on:

No public comments were received. The location will not negatively impact public safety or utilities.

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

This is based on:

A previous variance was granted for an attached garage with the same requested side yard setback. This application is for a detached garage.

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 significant cost to move power lines and grading into slope and cost to replace septic and well.

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 side yard setback from 20' to 10' and a riparian setback from 100' down to 50' to build a detached garage, as described in the application, shall be **approved**.

Motion by Edward Ulrich, seconded by Molly Dimick 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 19th day of November, 2025.


Signed by (Chairperson) (Vice Chair)


ACKNOWLEDGEMENT CERTIFICATE

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

On this 19th day of November, in the year of 2025, before me Marjorie Williams, a notary public, personally appeared Stewart Ward as 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 2031