



PLANNING AND DEVELOPMENT SERVICES

5500 S 5th Ave | Pocatello, Idaho 83204 | 208.236.7230 | www.bannockcounty.gov

AMENDED

AGENDA

BANNOCK COUNTY

PLANNING & DEVELOPMENT COUNCIL MEETING

APRIL 15, 2026 – 5:15 PM

The public meeting will be held in Conference Room 1, Office of Planning and Development Services, 5500 S 5th Ave, Pocatello, ID 83204

Any citizen who wishes to address the Council, must first complete a sign-up sheet and give their name and address for the record. If a citizen wishes to read documentation of any sort to the Council, they must have a copy available to submit as part of the record. There will be a three (3) minute time limitation for presentations by citizens. The purpose of this agenda is to assist the Council and interested citizens in the conduct of this public meeting. **Citizens should examine the agenda for the item of their interest. However, citizens are advised that only Public Hearings allow for public comment during the discussion / consideration process.** Citizens have an opportunity to be heard by the Council if the item meets the criteria as described in the agenda. *You must sign in at the start of the meeting to be recognized.*

RECESS: The Council Chair or Vice Chair may call a recess, as they deem necessary, to allow Council members and participants a brief rest period.

Bannock County complies with requirements of the Americans with Disabilities Act. Special accommodations can be provided with three (3) days advance notice by calling 208.236.7230, emailing development@bannockcounty.gov, or coming into the office.

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| AGENDA ITEM NO. | 1. | ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST – EX-PARTE COMMUNICATION AND SITE VISIT
Disclose any communication, including who was there and the basic substance of conversation. Disclose if a site visit was made, location(s) of the site visit and what was seen. |
| AGENDA ITEM NO. | 2. | PRELIMINARY BUSINESS
a) Agenda Clarification and Approval (Action Item) |
| AGENDA ITEM NO. | 3. | APPROVAL OF MINUTES (ACTION ITEM)
a) March 18, 2026 |

PUBLIC HEARING ITEMS

(The procedure used for conducting the public hearings is at the end of this agenda.)

AGENDA ITEM NO. 4. VARIANCE FROM §316 – BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM: Colleen Erickson requests a variance for a right-of-way setback from 30’ to 10’ to build an Ag structure. The affected property is labeled as parcel RPR4263004907 and is currently addressed as 3080 E. Sublette Road, Arimo, ID 83214. 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.

AGENDA ITEM NO. 5. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT – ACTION ITEM: Robert Matthews proposes the re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Future Land Use Map. The subject property is located in Section 27 of Township 7 South, Range 36 East and is identified as parcel RPR4015023905. At the hearing, Council shall evaluate the proposed use against criteria established in Chapter 6 of the Bannock County Comprehensive Plan. Type of action: Recommendation to County Commissioners.

AGENDA ITEM NO. 6. ZONING ORDINANCE MAP AMENDMENT/REZONE – ACTION ITEM: Robert Matthews proposes the re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Zoning Map. The subject property is located in Section 27 of Township 7 South, Range 36 East and is identified as parcel RPR4015023905. At the hearing, Council shall evaluate the proposed use against criteria established in §520 of the Zoning Ordinance. Type of action: Recommendation to County Commissioners.

BUSINESS ITEMS

AGENDA ITEM NO. 7. SUBDIVISION PRELIMINARY PLAT – SHAW HOLLOW ESTATES – ACTION ITEM: Pursuant to Section 302 of the Bannock County Subdivision Ordinance, Shane Remer proposes to subdivide approximately 10.097 acres of land into two (2) buildable lots and one (1) open space lot. The

buildable lots would range from 1.485 to 1.492 acres in size. The subject property is parcel RPR4015006605 located off of N. Rapid Creek Road, a county-maintained road. The development proposes individual well and septic systems. Type of action: Decision.

AGENDA ITEM NO. 8. VARIANCE EXTENSION REQUEST: Pursuant to Section 540 of the Bannock County Subdivision Ordinance, Ted Van Horn requests an extension approval for tax parcel RPRRSGP003202 for a 25' right-of-way setback Utah Drive for the single-family dwelling. Type of action: Decision.

AGENDA ITEM NO. 9. SUBDIVISION EXTENSION REQUEST: MARLEY ACRES DIVISION 1 – ACTION ITEM: Pursuant to Section 303 of the Bannock County Subdivision Ordinance, Matt Baker requests an extension approval for parcel RPR4265012108 for an eight (8) lot subdivision. Type of action: Decision.

~~AGENDA ITEM NO. 10. VARIANCE FROM §337 – BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM: Dustin Manwaring requests a variance for a side yard setback from 10' to 5' to build a shop. The affected property is labeled as parcel RPRRGJA000500 and is currently addressed as 3241 Limelight, Pocatello, ID 83201. 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.~~

AGENDA ITEM NO. 11. ITEMS OF INTEREST
 a) Update on recommendations to Commissioners
 b) Discussion of upcoming hearing items
 c) Announcements

AGENDA ITEM NO. 12. CITIZEN COMMENTS
 This time has been set aside to hear items from the audience, not listed on the agenda. Items which appeared somewhere else on the agenda will not be discussed at this time. The Council is not allowed to take any official action at this meeting on matters brought forward under this agenda item. You must sign in at the start of the meeting in order to be recognized. Note: Total time

