



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

AGENDA ITEM NO. 2

Preliminary Business

- a) Agenda Clarification and Approval

AGENDA ITEM NO. 3

Approval of Minutes

- a) March 18, 2026

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL

DRAFT MEETING MINUTES | March 18, 2026

BANNOCK COUNTY STAFF PRESENT: Hal Jensen, Planning Director, Tristan Bourquin, Assistant Planning Director, Annie Hughes Williams, Zoning Planning, and Kiel Burmester, Public Works Director.

Council Member Selleneit called the meeting to order at 5:16 p.m.

1. ROLL CALL AND DISCLOSURE OF CONFLICTS OF INTEREST:

Present: Chad Selleneit, Ed Ulrich, Molly Dimick, and Krystal Madsen.
No conflicts of interest were declared.

2. PRELIMINARY BUSINESS AGENDA CLARIFICATION AND APPROVAL:

Planning Director, Hal Jensen noted that Agenda Item No. 6, Airstrip CUP has been withdrawn. He requested adding an item C under Preliminary Business. Following the swearing-in of Council Member Ward, staff will provide a general review of the new staff reporting format and the public hearing sign-in sheets for testimony.

Planning Director, Hal Jensen recommended approving the agenda as outlined with the noted adjustment.

Ulrich made a motion to approve the agenda as written, with Item No. 6 removed. Madsen seconded the motion.

All in favor; motion passed unanimously.

Commissioner Ken Bullock administered the oath of office to Stewart Ward, formally swearing him in as Chair of the Bannock County Planning & Development Council.

Roll Call / Council Members Present:

Present: Stewart Ward, Chad Selleneit, Ed Ulrich, Molly Dimick, and Krystal Madsen.
No conflicts of interest were declared.

Nomination and Vote for Chair:

A nomination was made to appoint Stewart Ward as Chair. Votes were recorded as follows:

- Chad Selleneit – Yes
- Ed Ulrich – Yes
- Molly Dimick – Yes
- Krystal Madsen – Yes

Motion passed unanimously. Stewart Ward was appointed Chair.

3. APPROVAL OF MINUTES:

Ulrich makes motion to approve minutes as written for January 21, 2026, and February 18, 2026.

Chair Ward seconded the motion. All in favor; motion passed unanimously.

PUBLIC HEARING:

Dimick makes motion to open public hearing. Ulrich seconds. All in favor.

4. VARIANCE FROM §327 – BUILDING BULK AND PLACEMENT STANDARDS – ACTION ITEM:

Krystal Chanda requests a variance for a riparian area setback from 100’ to 30’ to build a single-family residence and retaining wall. The affected property is labeled as parcel RPR4225001107 and is currently unaddressed.

Krystal Chanda, A&E Engineering, 845 W. Center Street, Pocatello, ID.

1. Presentation by Applicant

- The applicant presented a larger site map showing the proposed plan and property contours and requested permission to distribute copies to the commission. Permission was granted.
- The applicant thanked the commission for their time and stated the purpose of the request:

A variance to reduce the required riparian setback from 100 feet to 30 feet in order to construct a single-family residence and associated retaining wall. *(Clarification was made noting the applicant had initially misspoken and confirmed the request is to reduce the setback to 30 feet.)*

2. Applicant Statement & Justification

- The applicant explained the request is made due to unique topographic constraints, including steep slopes and limited buildable area.
- The applicant stated there is no reasonable alternative location on the parcel that would allow development while meeting other applicable county requirements.

- Maintaining the full 100-foot setback would create conflicts with:
 - Driveway grade and length limitations
 - Septic system placement
 - Safe site access
- The applicant explained that building farther from the riparian area would result in significantly greater land disturbance:
 - Proposed location disturbance: ~0.4 acres
 - Relocated site to meet setback: ~1.3 acres
- The proposed location minimizes grading, reduces site impacts, and allows a more controlled construction approach through the use of a retaining wall.
- Meeting the 100-foot setback would require a driveway exceeding allowable slope limits, resulting in additional disturbance.
- The applicant noted that slopes increase as the distance from the riparian area increases, further constraining safe development.

3. Environmental & Safety Considerations

- The proposed site location improves fire mitigation, providing better defensible space and emergency access.
- The proposed development footprint preserves the natural meadow area used by local wildlife, including deer.
- Concentrating development within a smaller, more suitable area helps reduce overall habitat disruption.

4. Variance Criteria

- The applicant stated the request meets the variance criteria under Section 540, and that:
 - The hardship is caused by the physical characteristics of the property.
 - The hardship is not the result of personal preference.
 - The proposal represents the least impactful and most practical development approach for the parcel.

5. Closing

- The applicant concluded the presentation and stated she was available to answer any questions.
- Council asked if they were 2-foot contours and applicant believed they were 10-foot.
- Council asked applicant if she had seen conditions from staff.
- Applicant had not seen conditions.
- Staff read conditions to applicant.

STAFF

Annie Hughes, Zoning Planner. Staff advised the Council that the subject property contains slopes exceeding 15%, which triggers additional development restrictions under county code. These slope conditions further limit feasible building locations on the parcel and contribute to the site constraints identified in the variance request. Any questions for staff?

No questions.

PUBLIC TESTIMONY

Public testimony in favor:

Sherilynn Burkman, 2888 Silverwood Place, Pocatello, ID

- The applicant addressed the Council, expressing appreciation for the Council's time and review of the variance request. She stated that she and her husband, Josh, are the owners of the subject property.
- She explained that, in addition to the technical details already presented by Krystal Chanda, she approached the project thoughtfully. Due to the configuration of the property and the location of the creek, there are very limited areas where a home can reasonably be sited while still preserving the natural features of the land.
- Before pursuing the variance, the applicants evaluated whether a home could be placed elsewhere on the parcel while maintaining the standard setback. However, all alternative locations either created significantly greater disturbance or were not feasible given the site constraints. The proposed location represents the smallest adjustment necessary to allow reasonable use of the property while minimizing impacts.
- She emphasized that protecting the creek and its banks has always been a priority. The applicants are supportive of reseeded and revegetation requirements and noted they are currently planting trees elsewhere on the property, with the intention of replacing any removed trees at a minimum one-to-one ratio.
- The applicant concluded by stating that their goal is to build a home that fits responsibly on the property, respects county regulations, and maintains the character of the area. She offered to answer any questions; none were presented.

Public testimony neutral:

None.

Public testimony opposed:

None.

Council Clarification and Discussion:

Chair Ward asked whether the applicant could provide a brief clarification. The applicant approached and referenced the site map, noting that the proposed home site is located slightly north of the point indicated, near the area where bridge construction is occurring. She clarified that the development area represents approximately one acre within an 80-acre parcel.

Council members discussed how the creek bisects the property and noted that maintaining the full 100-foot setback would place the buildable area partway up a steep slope. Additional discussion included the possibility of adding a construction-related condition, such as protective measures along the driveway cut near the creek. Staff confirmed that such protections would already be required through the building permit process.

FINDINGS

1. The applicant has shown there is not a reasonable alternative.

This is based on:

This is due to the topography of the site and the limited area of development available on the property. Placing the structure 100' from the riparian area would place the structure in areas sloped greater than 15%, which will add restrictions to development opportunities according to Zoning Ordinance §490.B.2.

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

This is based on:

Potential impacts associated with the reduced setback may be mitigated through conditions of approval, including erosion control measures, engineered design of the retaining wall, preservation of remaining riparian vegetation, and compliance with applicable agencies when working near waterways. Additionally, there were no public comments received in opposition.

3. The variance will not adversely affect adjacent property.

This is based on:

The building site is in the middle of an 80-acre property and there will be no impact to adjacent properties based on this request. This use is also compatible with neighboring properties.

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:

Strict adherence to the setback standard would significantly limit the applicant's ability to reasonably develop the property for residential use due to the steep slopes present across much of the parcel. Based on the topography constraints described in the application, reducing the setback from 100' to 30' places the structure in the only reasonably buildable portion of the parcel. The physical characteristics are not self-created but are natural features.

Selleneit, having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a variance, and having found that those criteria for approval are satisfied, I move to approve Krystal Chanda's variance request, as described in the application and staff report, with the following conditions:

1. The dwelling and retaining wall shall be located no closer than 30' from the top of the creek bank.
2. The area between the structure and the creek shall remain in a natural vegetated state. Construction disturbance will be allowed.
3. The property owner shall implement permanent stormwater management measures (such as swales, infiltration areas, or similar improvements) to ensure that runoff from the residence does not discharge directly into the creek or cause erosion.
4. This variance applies to the dwelling, retaining wall, and driveway fill. No additional structures, fill, or grading shall occur within the riparian setback without separate approval.
5. The applicant shall obtain all necessary permits from Idaho Department of Water Resources, Army Corps of Engineers, and Idaho Department of Lands prior to the issuance of any building permits.
6. The retaining wall shall be engineered and constructed to prevent erosion, bank destabilization, or redirection of creek flows.

Dimick seconded the motion.

A roll-call vote was taken:

- Ward – Yes
- Selleneit – Yes
- Dimick – Yes
- Madsen – Yes
- Ulrich – Yes

Motion approved, 5–0.

5. SUBDIVISION CONCEPT PLAN – WESTFIELD ESTATES DIVISION 7 – ACTION ITEM: Pursuant to Section 302 of the Bannock County Subdivision Ordinance, David Assan proposes to subdivide approximately 6.78 acres of land into twelve (12) buildable lots. The buildable lots would range from 0.42 to 0.60 acres in size. The subject property is parcel RPR3853006606 located off of W. Siphon Road and N. Rio Vista Road, county-maintained roads.

Assistant Planning Director, Tristan Bourquin provided an overview of the proposal, noting that this application represents the seventh phase of the subdivision and follows the same design approach used in the previous six phases.

She directed the Council’s attention to page 4 of the staff report (page 61 of the packet), highlighting one of the key updates implemented in the new subdivision staff report format. This update includes visual charts summarizing ordinance requirements and indicating whether the proposal complies, allowing the Council to more easily verify conformance. The current application meets all applicable ordinance requirements.

Bourquin noted that the applicant is requesting a design deviation, consistent with prior phases, to allow a 55-foot right-of-way in accordance with city standards rather than the 60-foot standard typically required under the County Road and Bridge Manual.

She concluded by stating she had no further comments and was available for any questions.

Council Questions and Discussion:

- Council asked for clarification regarding Recommended Condition No. 9, which states that the plat will reference dedication to the County until annexation to the City occurs. Staff clarified that this refers to the dedication of the road, noting that this has been a consistent condition in prior phases. The Council suggested revising the language to reflect dedication to the public, rather than to a specific entity, as streets are ultimately

for public use. Staff agreed that referencing dedication to the public would be appropriate and noted that dedication would automatically transfer to the City upon annexation.

- The Council then asked a second question regarding Condition No. 10, specifically why an irrigation easement was proposed within a public right-of-way, given that the area is already public. Staff responded that they were unsure why the easement was placed there.

Public Works Discussion – Irrigation Line Placement:

- Public Works Director, Kiel Burmester explained that County policy, consistent with Chubbuck’s road standards, does not allow irrigation lines within the public right-of-way. He cited County Manual Section 3060.040, which requires irrigation facilities—other than crossings—to be located outside the right-of-way. He noted that this requirement had been missed in earlier phases of the subdivision, but with several phases remaining, staff recommends correcting the issue moving forward.
- Council members sought clarification regarding whether the irrigation line is intended to be public or private infrastructure. The applicant confirmed that the irrigation line is private and will remain private, unlike certain subdivisions within the City of Chubbuck where irrigation systems become public utilities upon annexation.
- Given that the system is private, the Council agreed that irrigation lines should not be located in the right-of-way. Burmester clarified that the requirement in Condition No. 10 is intended to ensure the irrigation line is removed from the right-of-way and placed within an appropriate irrigation or utility easement adjacent to the roadway.
- Council members discussed whether the requirement should apply only to future phases or also to the current phase, noting that phases 1 through 6 all contain irrigation lines within the roadway. Concerns were raised about creating inconsistency in design between phases. Staff acknowledged the inconsistency but noted the importance of adhering to adopted standards to avoid future maintenance problems caused by private utilities within public roads.
- The Council also discussed that the subdivision across the public road would likely be platted under a separate subdivision name, and that enforcing the standard from the beginning of any new development area would be appropriate.
- The Council concluded that while changing the design at this late stage is unusual, there is justification for doing so due to county policy and long-term maintenance concerns. Further refinements to the condition were noted for staff and the applicant.

FINDINGS

1. The proposed tentative plan is in conformance with the Bannock County Comprehensive Plan; is in conformance with applicable provisions of this Ordinance, other County Ordinances, and Idaho Code.
Goal 1.2: A balance of urban and rural amenities to attract families.
Goal 2.2: Development that fosters economic growth while maintaining the rural character of the county.
Strategy 2.2.4: Allow rural developments to offer a mix of lot sizes to support people with diverse incomes, uses, and needs.
Strategy 2.2.5: Continue to ensure that developments, rezones, and land uses align with the Future Land Use Map and its associated characteristics and descriptions as illustrated in Figure 7.
Goal 3.3: A rural atmosphere with a variety of housing and commercial development opportunities. Strategy 3.3.1: Manage density requirements where growth opportunities exist while considering the desire for open space.
Goal 4.4: Protected natural resources.
Strategy 4.4.2: Continue responsible natural resource management.
Strategy 4.4.3: Support responsible use and management of surface and ground water.

Section 330 of the Zoning Ordinance states that Residential Suburban allows lots less than 5 acres when connecting to city sewer. Section 404.G states that all lots in subdivision of more than 4 lots shall access an interior road or street – this proposal will have lots accessing Brighten Lane. Section 402 requires adherence to road standards – this proposal will adhere to all road standards outlined in ordinance.

2. The proposed roads and bridges are designed and constructed according to Section 402 of the Subdivision Ordinance. A design deviation was not requested and was not granted to equal or exceed these standards for its purpose. Applicant has requested a deviation from the standard 60' right-of-way to a 55' right-of-way. The road design is consistent with phases 1-4. When construction of a new roadway or modification to an existing roadway occurs within the area of city impact, the Road and Bridge Department may apply the standards and specifications of the City at the Road and Bridge Department's discretion. Section 402.C requires subdivisions with 25 or more lots to have ingress and egress. This proposal complies with this requirement.
3. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.

Proposed phase 7 connects Brighton Lane to Devonshire Drive which is a dedicated street. Devonshire Drive and Westfield Avenue connect to allow ingress and egress for the subdivision.

4. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition. Proposed phase 7 connects Brighton Lane to Devonshire Drive which is a dedicated street. It is an extension of platted utility easements.
5. The blocks of lots are not located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities. The proposed building lots will connect with an existing subdivision, clustering the home sites. The design will allow connectivity of roadways and utility easements. The lot sizes are consistent with existing phased subdivisions. Lots appear to be laid out in a manner that properly relate to the adjoining lots, parcel lines, utilities, streets, or other existing or planning facilities.
6. The proposed property is physically suitable for the type and proposed density of development and does conform to existing zone standards. The land is currently used for agricultural and residential. The land is relatively flat and is adjacent to other residential uses. Connecting to city services permits the development density. This is an extension of other phases with the same type of development. Per Bannock County Zoning Ordinance §333, single-family dwellings, duplex, accessory uses which are customarily incidental to residential uses, livestock on one acre or more, and noncommercial recreational facilities are permitted uses in this district.

Ulrich, having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a Subdivision Concept Plan, and having found that those criteria for approval are satisfied, I move to approve the Concept Plan for Westfield Estates Division 7, as described in the application and staff report, with the following conditions:

1. Provide written comments regarding the road design from the City of Chubbuck with Preliminary Plat submittal. In the absence of comment, provide evidence of attempt to contact them at least twice.
2. Provide location of central mail boxes on the preliminary plat and final plat.
3. Provide location of school bus stop on the preliminary plat and final plat.
4. All subsequent plats shall state "Lot 20 and Lot 21, Block 4 are restricted from access off of Rio Vista Road."
5. Include the proposed stormwater detention/retention methods and measures, adequate for controlling post development stormwater runoff, on the preliminary plat.

6. All subsequent plats shall state “This subdivision is in area of concern for Ethylene Dibromide (EDB) groundwater contamination.”
7. All sidewalks within the right-of-way shall be the HOA’s responsibility while located within the county. CC&Rs shall state so.
8. 10’ public utility easement to be extended within lots 20 and 21 along Rio Vista Road and clearly noted on all subsequent plats.
9. Plat will reference roadway dedication to the public.

Dimick seconded the motion.

A roll-call vote was conducted:

- Ward – Yes
- Selleneit – Yes
- Dimick – Yes
- Madsen – Yes
- Ulrich – Yes

Motion approved, 5–0.

6. CONDITIONAL USE PERMIT – ACTION ITEM: PRIVATE NON-COMMERCIAL AIRSTRIP:

Conditional Use Permit for Private Non-Commercial Airstrip - Withdrawn

7. 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.

Attorney Dustin Manwaring, representing property owner Darren Miller, presented the request for a variance at 3241 Limelight Lane. The applicant seeks to reduce the side yard setback from 10 feet to 5 feet to allow placement of a detached accessory shop.

Manwaring explained that the request is driven by the physical constraints of the property. Alternative locations would require crossing an existing water main, and the proposed area is the most practical option. It is relatively flat, minimizes disturbance, and avoids unnecessary grading, retaining wall construction, and impacts to existing drainage patterns that would occur if the structure were placed upslope from the home.

He stated that the proposal meets the intent of the variance criteria and would not create adverse impacts to adjacent properties. A letter of support from the eastern neighboring

property owner, Jesse Lindsay Ward (Lot 1, Limelight Estates), was submitted. Manwaring also noted the presence of a reciprocal easement between the parcels involving access and landscaping associated with Limelight Lane.

The requested reduction—from 10 feet to 5 feet—is described as modest in scale and consistent with similar approvals for accessory structures. Manwaring concluded that Mr. Miller would experience unnecessary hardship due to the site’s topography if required to locate the shop elsewhere, and that the proposed location is the most reasonable and least impactful solution.

Applicant Clarification (Property Owner, Darren Miller):

The applicant confirmed the presence of a water line running from the lower portion of the lot to the home. He explained that the upper portion of the property is significantly steeper, and the area between the home and the west side of the lot drops quickly. The lower, eastern portion near the landscaping easement is the flattest buildable area, and he would prefer to keep the upper slope in its natural, undisturbed state.

Council Discussion – Site Topography:

Council members discussed the grade differences between the home, Limelight Lane, and Stephanie Street. Staff and the applicant clarified that the property slopes upward toward Stephanie, and the flatter area suitable for an accessory structure is located near the southeast side, close to the landscaping easement.

Primary Question – Does the Applicant Actually Need a Variance?

Council identified a discrepancy between the submitted site plan and the variance request:

- The site plan drawing shows the proposed shop 20 feet from the property line.
- If accurate, this would already meet the 10-ft side setback, making a variance unnecessary.
- Staff clarified that the drawing was based on an earlier assumption that the area was a rear yard requiring a 20-ft setback.
- The applicant confirmed that the drawing was not updated and does not reflect the intended building location.

Applicant Clarification (Attorney Dustin Manwaring):

Manwaring clarified that the applicant does intend to build within 5 feet of the eastern property line and that the submitted drawing is outdated. The driveway wrap-around shown on the plan

is also not part of the current design. He requested approval contingent upon submitting an updated site plan.

Staff

Guidance:

Staff advised that:

- If the Council finds the variance criteria are met,
- An updated site plan can be submitted and reviewed at the building-permit stage,
- A separate condition is not required, as staff will verify final setbacks at permit review.

Council Questions – Safety, Visibility & Easements:

Council members asked whether reducing the setback to 5 ft would affect roadway visibility. The applicant confirmed the road lies below the building area, and the reduced setback would not alter sightlines.

Council also asked about the open space area immediately east of the site. Staff confirmed that the highlighted corner lot is designated open space. The applicant explained that the reciprocal landscape easement covers only the western 20 feet of that open-space parcel. A 10,000-gallon fire-protection water tank is also located on that parcel, limiting its developability.

Staff Final Input:

Staff provided mapping showing the slope ranges (15–22%) across the upper portion of the lot, supporting the applicant’s statements about topographic constraints.

Council Deliberation – Variance Request at 3241 Limelight Plain (Continuation)

Staff Clarification on Site Slopes:

- Staff presented slope maps and explained that portions of the property contain gradients ranging from approximately 5–7%, with limited areas approaching 10%, to assist the Council in visualizing the physical constraints of the site.

Public Comment:

- Staff confirmed that no public comments were received.

Council Measurement and Setback Discussion:

- Council members used the aerial exhibit to approximate distances from existing landscaping features to the eastern property line, identifying measurements of approximately 90 feet in one location and 88 feet in another. These estimates were used to assess whether the proposed shop footprint and a 5-foot setback appeared physically reasonable.
- Council members expressed concern that, without a precise and updated site plan showing accurate building dimensions, placement, and contours, they could not determine whether the applicant truly required a 5-foot variance or whether the structure could be shifted west to comply with the standard 10-foot setback.

General Variance Considerations:

Council discussed broader concerns related to the variance criteria, noting that:

- Larger lots often raise questions about whether hardship is present due to physical characteristics.
- Variances cannot be granted to accommodate convenience, landscaping, sprinkler lines, or driveway maneuverability.
- The burden rests with the applicant to demonstrate that topography or physical constraints create an undue hardship that justifies the requested reduction.

Discussion on Direction and Process:

The Council considered whether to take action on the request at this meeting or to table the item to allow the applicant to provide an updated and accurate site plan.

Key procedural points discussed included:

- Whether additional materials can be added to the record after the public hearing.
- That a tabled item may return as a business item rather than a new public hearing.
- That no new notice is required, as the public hearing was already properly noticed for a “5-foot side setback.”
- That no additional fees would be incurred by the applicant.

Council confirmed that:

1. The Council may table the decision.
2. The applicant may submit an updated site plan.

3. The matter may be heard next month as a business item with no additional public notice required.

Applicant Comments:

- The applicant explained that the submitted site plan had been prepared by the builder, who assumed a 20-foot setback and placed the structure accordingly. The applicant stated that a more accurate site plan could now be prepared and expressed willingness to provide the updated plan. The applicant supported the option to table the item to avoid reapplication.
- Council clarified that variances require a reasonably accurate site plan at the time of application because the Council must evaluate whether physical site characteristics create undue hardship and whether the proposed building location is justified.

Council Consensus:

The Council expressed a preference to:

- Table the decision,
- Allow time for submission of an accurate and detailed site plan,
- Avoid prematurely denying the request and forcing reapplication, and
- Bring the item back as a business item at the April meeting.

The applicant agreed with this approach.

Ulrich, motioned that the request by Dustin Manwaring for a 5-foot side-yard setback variance, as described in the application, be tabled with the requirement that an updated site plan be submitted no later than April 6, 2026, and that the item be heard as a business item at the next regularly scheduled meeting.

Madsen seconded the motion.

A roll-call vote was conducted:

- Ward – Yes
- Selleneit – Yes
- Dimick – Yes
- Madsen – Yes
- Ulrich – Yes

Tabled, 5–0.

CLOSE PUBLIC HEARING

Dimick made a motion to close the public hearing.
Selleneit seconded the motion.

All in favor; motion passed unanimously.

8. ITEMS OF INTEREST:

Assistant Planning Director, Tristan Bourquin provided an update on recent actions and upcoming items before the Planning and Development Council.

Bourquin reported that the FLUM Rezone request, submitted by Kirk and Debbie Jackson to rezone property from Agricultural (A) to Rural Residential (RR), was heard by the County Commissioners on March 10, 2026. The Commissioners accepted the Council's recommendation and approved the rezone.

Bourquin then outlined the items scheduled for the April meeting, noting that there will be a total of seven items on the agenda. These include:

- A right-of-way variance
- A Future Land Use Map amendment
- A rezone request
- A preliminary plat
- A variance extension request
- A subdivision extension request
- A variance decision tabled from the current meeting

In response to a question from the Council, Bourquin confirmed that the April agenda will include three public hearing items and four business items, making the tabled variance request the fourth business item. Bourquin noted that a joint meeting with the County Commissioners has been scheduled for March 31 at 3:30 p.m. An email with the meeting details was sent earlier in the day. No additional items of interest were reported.

9. CITIZEN COMMENTS:

None.

10. WORK SESSION:

Land Use & Development Ordinance Update:

Bourquin provided an update on the status of the ordinance rewrite. At the previous meeting, the project had been on schedule; however, it is now behind schedule. The draft ordinance was submitted to the legal department on time for review, but legal staff are currently managing significant workloads with limited personnel. As a result, ordinance review has been assigned a lower priority.

The legal department must complete a full *takings analysis* to determine whether any proposed changes could constitute a regulatory taking under Idaho Code. This analysis must be completed before the ordinance can be brought forward for Council and Commission review. If any taking is identified, staff will need to revise the draft ordinance accordingly.

Because of this delay, the intended work session for this month's meeting cannot take place. Staff will continue to monitor the legal review timeline and will update the Council as soon as more information is available. The work session may occur next month, but timing is dependent on legal review.

Staff clarified the following:

- The anticipated work session will be a detailed review of the full ordinance document, incorporating legal's revisions into a tentative final draft.
- The session will be held jointly with the County Commissioners.
- During the work session, both bodies will review the ordinance page-by-page, provide feedback, suggest changes, and identify regulations they support or do not support.
- After staff incorporates changes from both bodies, the ordinance will proceed to the public hearing process.

Scheduling:

- The work session is tentatively planned to occur at the end of a regular Council meeting.
- However, staff noted that the April meeting already includes seven agenda items; if the ordinance is ready by April, they may request a special meeting to avoid conducting a large ordinance review at the end of an already heavy agenda.
- Any work session involving a quorum of the Council will be open to the public, though public comment will not be taken.

Staff confirmed that Council members will receive the draft ordinance as early as possible prior to the work session. Because the document is expected to exceed 150 pages, members will need more than one week for review.

11. MEETING ADJOURNED

The public meeting was held in Conference Room 1, Office of Planning and Development Services, 5500 S. 5th Avenue, Pocatello, ID 83204.

PUBLIC HEARING ITEMS

AGENDA ITEM NO. 4
Variance – Colleen Erickson



PLANNING AND DEVELOPMENT SERVICES

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

VARIANCE PERMIT PUBLIC HEARING: APRIL 15, 2026 STAFF REPORT

FILE #: VAR-26-3
LOCATION: RPR4263004907 and is addressed as 3080 E. Sublette Road, Arimo, ID 83214

APPLICANT/OWNER:

Colleen Erickson
3080 E. Sublette Road
Arimo, ID 83214

REQUEST & BACKGROUND: Colleen Erickson requests a variance for a right-of-way setback from 30' to 10' to build an Ag structure.

RECOMMENDATION: Bannock County Planning and Development recommends the following:

- Denial, or;
- Approval with the following conditions:
 1. No encroachments will be allowed within the 10' right-of-way setback, including roof overhangs, eaves, gutters, etc.
 2. Applicant must submit and implement an engineered drainage plan showing that there will be no increased runoff onto the roadway.

SITE CHARACTERISTICS AND ZONING:

ZONING: Agricultural

PROPERTY SIZE: ~ 5.01 acres

VIEWS: The property is visible from E. Sublette Road

EXISTING STRUCTURES: Residential dwelling and accessory structures

AREA OF CITY IMPACT: No

SURROUNDING LAND USES AND ZONING

NORTH: Bare ground with some residential; Agricultural

EAST: Bare ground with some residential; Agricultural

SOUTH: Bare ground; Agricultural

WEST: Bare ground; Agricultural and Multiple Use

APPLICABLE LAWS AND PLANS:

1. Idaho Code §67-6516, Variance – Definition – Application – Notice – Hearing

STAFF REPORT
VARIANCE - ERICKSON
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2. Bannock County Comprehensive Plan, 2025-27
3. Bannock County Zoning Ordinance, 1998-1, specifically:
 - a. §310 AGRICULTURAL DISTRICT
 - b. §316 BUILDING BULK AND PLACEMENT STANDARDS
 - c. §540 VARIANCES

STANDARDS FOR GRANTING A VARIANCE (ZONING ORDINANCE §540.4)

The Planning and Development Council may grant a variance if it makes affirmative findings on each of the following standards:

A. The applicant has shown that there is no reasonable alternative.

Staff Findings of Fact

The applicant states that no reasonable alternative building location exists due to the physical constraints and existing improvements on the property.

- The parcel is situated on a hillside, significantly limiting feasible areas for development. A site map has been provided showing existing utilities and natural features that restrict placement options and support the proposed location as the only practical site.
- Access to the property and existing residence is via the east driveway, where the powerline enters and transitions to a buried line running through the driveway and stockyard to the home. Natural surface runoff flows down this same driveway corridor and continues through the backyard, further constraining potential building areas.
- On both sides of the driveway, the property contains steep inclines currently used as pasture, making these areas unsuitable for structural development. Additional utility constraints exist as well: the septic drain field is located on the west side of the home, while waterlines serving stock water run through the north side of the backyard.
- Collectively, these topographic, utility, and natural drainage limitations eliminate alternative building locations on the parcel, demonstrating that the proposed site is the only reasonable and viable option for the requested development.

Staff finds that slopes near East Sublette Road range from 1-3%, with some slopes behind the house reaching 4-6%. The site plan depicts some existing restrictions based on location of waterlines and utilities; however, it appears there could be alternatives that are not based on strict physical limitations.

B. The variance is not in conflict with the public interest.

Staff Findings of Fact

The applicant states the variance does not conflict with the public interest. Sublette Road is a gravel access road primarily serving surrounding farm ground and is not fully maintained during winter months. The proposed building location will not affect public access, roadway conditions, or neighboring properties. The structure is situated entirely on private land and does not interfere with traffic, utilities, or public use, and therefore does not present any impact to the public interest.

Staff finds the variance may be in conflict with the public interest. Required setbacks from the right-of-way are established to preserve space for future roadway improvements, snow storage, drainage infrastructure, and safe vehicle operations. Although the roadway is currently a low-volume gravel road with limited winter maintenance, these conditions may change over time as development occurs in the area. Granting a significant reduction from 30 feet to 10 feet could constrain the County's ability to widen or improve the roadway, accommodate increased traffic, or enhance winter maintenance operations.

C. The variance will not adversely affect adjacent property.

Staff Findings of Fact

The applicant states the proposed structure will not adversely affect adjacent properties. The building site does not share a direct property line with any neighboring residences, reducing the potential for impacts related to setbacks, privacy, or use conflicts. Additionally, the applicant has provided letters from adjacent property owners indicating no objection to the request.

Staff finds that the proposed variance will not adversely affect adjacent properties. The proposed building location does not share a direct property line with any neighboring residences, minimizing the potential for conflicts related to setbacks or privacy. Staff also notes that the applicant has submitted letters from adjacent property owners indicating no objection to the request.

D. If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site.

Staff Findings

The applicant states if the variance is not granted, the physical characteristics of the property will create several hardships for the applicant.

- The site contains both an upper and lower driveway that allow trailers to pull straight through, which is necessary for safe entrance and exit onto the road. Without the variance, the required setback would force the building into the

existing driveway area, eliminating the pull-through access and creating unsafe circulation conditions.

- The parcel also lacks alternative flat areas for construction without encroaching into pasture or farm ground. Relocating the building would reduce available hay-producing acreage and summer grazing space, creating a hardship by limiting the ability to feed and pasture the animals maintained on the property.
- Additionally, existing underground power, overhead lines, sewer, and water infrastructure further restrict feasible building locations. Moving the structure outside the variance area would conflict with these utilities.
- Due to the natural terrain and established drainage patterns, shifting the building site would require significant grading that would alter runoff and could negatively impact the home, animal pens, and septic field. These physical constraints demonstrate that strict application of the setback standard would cause undue hardship specific to the site.

Staff finds that slopes near East Sublette Road range from 1-3%, with some slopes behind that house reaching 4-6%. The site plan depicts some existing restrictions based on location of waterlines and utilities; however, it appears there could be alternatives that are not based on strict physical limitations. The hardship appears to be self-imposed or design-preference driven, rather than a strict physical limitation.

AGENCY COMMENTS:

1. None at time of report

PUBLIC COMMENTS:

2. Amanda Jepperson

EXAMPLE MOTIONS

APPROVAL (WITH CONDITIONS):

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a variance, and having found that those criteria for approval are satisfied, I move to approve Colleen Erickson's variance request, as described in the application and staff report, with the following conditions:

1.
2.

APPROVAL (NO CONDITIONS):

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a variance, and having found that those criteria for approval are satisfied, I move to approve Colleen Erickson's variance request, as described in the application and staff report.

DENIAL:

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a variance, and having found that those criteria for approval are not satisfied, I move to deny Colleen Erickson's variance request, as described in the application and staff report.

I find that the petition fails to comply with... (cite specific standards which are not met and why).

REPORT BY:

Annie Hughes Williams, Zoning Planner
annieh@bannockcounty.gov
208-236-7230

REPORTED DATE: April 8, 2026

**Staff comments in this report are based solely upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

EXHIBITS:

1. Application and Site Plan
2. Applicable Laws (on file with Staff)
3. Evidence of Notices (on file with Staff)
4. Agency/Public Comments (if any)

STAFF REPORT
VARIANCE - ERICKSON
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REFERENCE MAPS

SITE MAP



ZONING MAP




CONTOUR MAP



EXHIBIT 1

Application & Site Plan

VAR-26-3

 Colleen Erickson

Submitted On: Mar 11, 2026

Parcel & Variance Information

Parcel Number

RPR4263004907

My property is zoned:

Residential Rural

What variance are you requesting? Please select all that apply:

Rear yard setbacks

--

Side yard setbacks

--

Riparian area setbacks

--

Right-of-way setbacks

true

Lot size

--

Other

true

Please describe your variance request in detail:

We have applied to build a building for equipment and hay storage Permit #AG-25-18.

The property is on a hill limiting the possible building locations, attached is a map detailing existing utilities and natural features that make the proposed location the best site.

1. Powerline enters property at the east driveway and is buried through the driveway/stockyard to the house.
2. Natural runoff runs down the driveway and through the back yard.
3. On either side of the driveway the property has steep inclines and is used for pasture.
4. The septic field for the house is on the west side of the house.
5. On the northside of the house (backyard) we have waterlines going to stock water.
6. The site currently has an upper and lower driveway this is used to pull trailers straight through, this makes entering and exiting the road safer. If the variance is denied the building would cut into the driveway dramatically eliminating the ability to pull through.
7. The property does not have other flat spots that are available for building without cutting into pasture or farm ground. This would create a hardship as we would not be able to grow the hay needed to feed the animals or have the summer pasture needed for them to graze.
8. Due to the location of the underground power, existing powerlines, sewer, and waterlines our building location is very limited.
9. Due to the terrain of the property and natural runoff moving the building site would require dirt work that would alter the natural runoff impacting our home, animal pens, and septic field.

Application for Variance

Narrative addressing how your application meets criterion 1: The applicant has shown there is no reasonable alternative.

The property is on a hill limiting the possible building locations, attached is a map detailing existing utilities and natural features that make the proposed location the best site.

1. Powerline enters property at the east driveway and is buried through the driveway/stockyard to the house.

2. Natural runoff runs down the driveway and through the back yard.
3. On either side of the driveway the property has steep inclines and is used for pasture.
4. The septic field for the house is on the west side of the house.
5. On the northside of the house (backyard) we have waterlines going to stock water.

Narrative addressing how your application meets criterion 2: The variance is not in conflict with the public interest.

1. Sublette Rd is a gravel road primarily for farm ground access and is not fully maintained in the winter.
2. The proposed location of the building does not impact public interest.

Narrative addressing how your application meets criterion 3: The variance will not adversely affect adjacent property.

1. Proposed location does not share a direct property line with anyone.
2. Attached are letters for adjacent property owners.

Narrative addressing how your application meets criterion 4: If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site.

1. If the variance is not granted what hardships will be caused by the physical characteristic of the site.
 1. The site currently has an upper and lower driveway this is used to pull trailers straight through, this makes entering and exiting the road safer. If the variance is denied the building would cut into the driveway dramatically eliminating the ability to pull through.
 2. The property does not have other flat spots that are available for building without cutting into pasture or farm ground. This would create a hardship as we would not be able to grow the hay needed to feed the animals or have the summer pasture needed for them to graze.
 3. Due to the location of the underground power, existing powerlines, sewer, and waterlines our building location is very limited.
 4. Due to the terrain of the property and natural runoff moving the building site would require dirt work that would alter the natural runoff impacting our home, animal pens, and septic field.

Certification

Electronic Signature [Typed name of applicant]

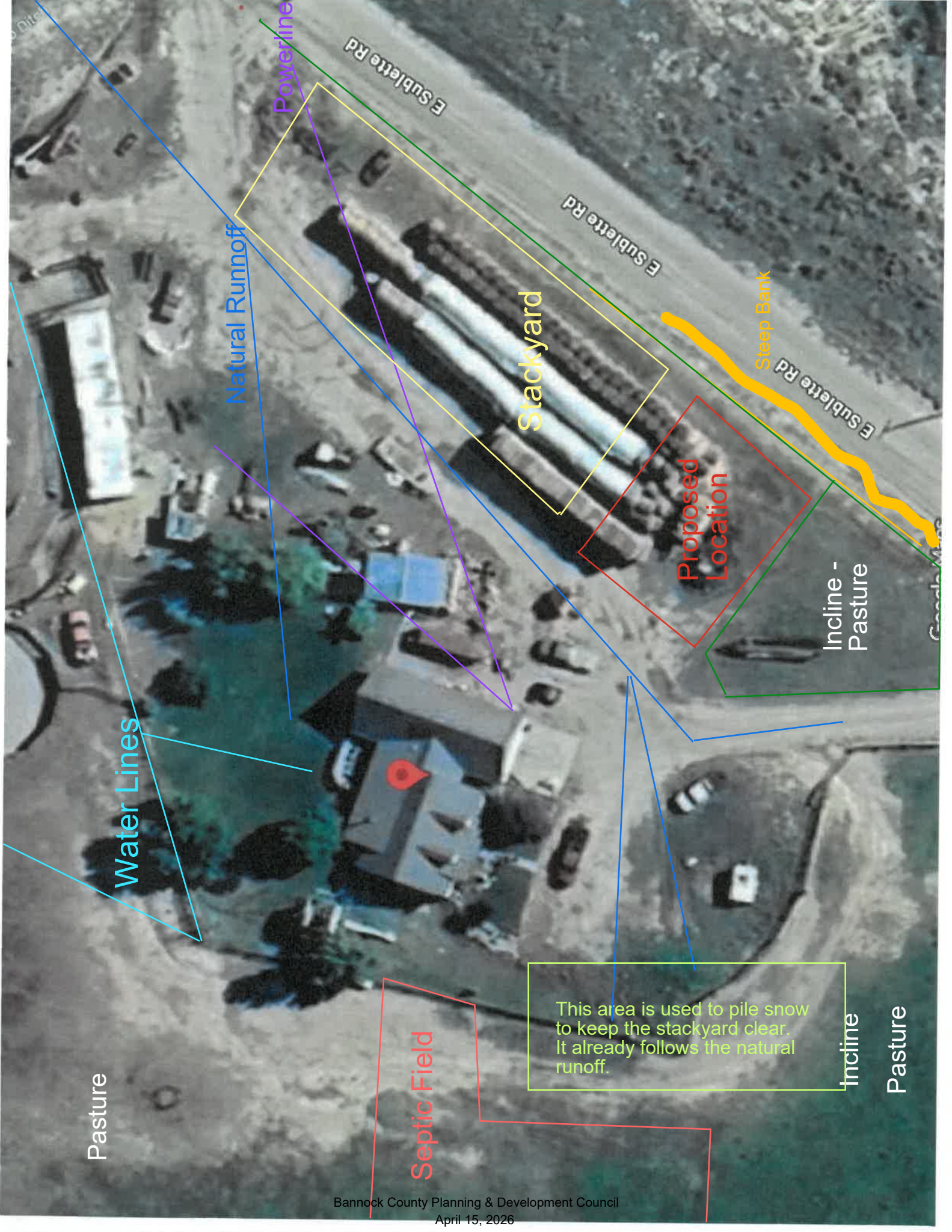
Colleen Erickson

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

Date

02/19/2026



5 Dite

E Sublette Rd

E Sublette Rd

Steep Bank

E Sublette Rd

Coastal Way

Water Lines

Natural Runoff

Powerline

Stackyard

Proposed Location

Incline - Pasture

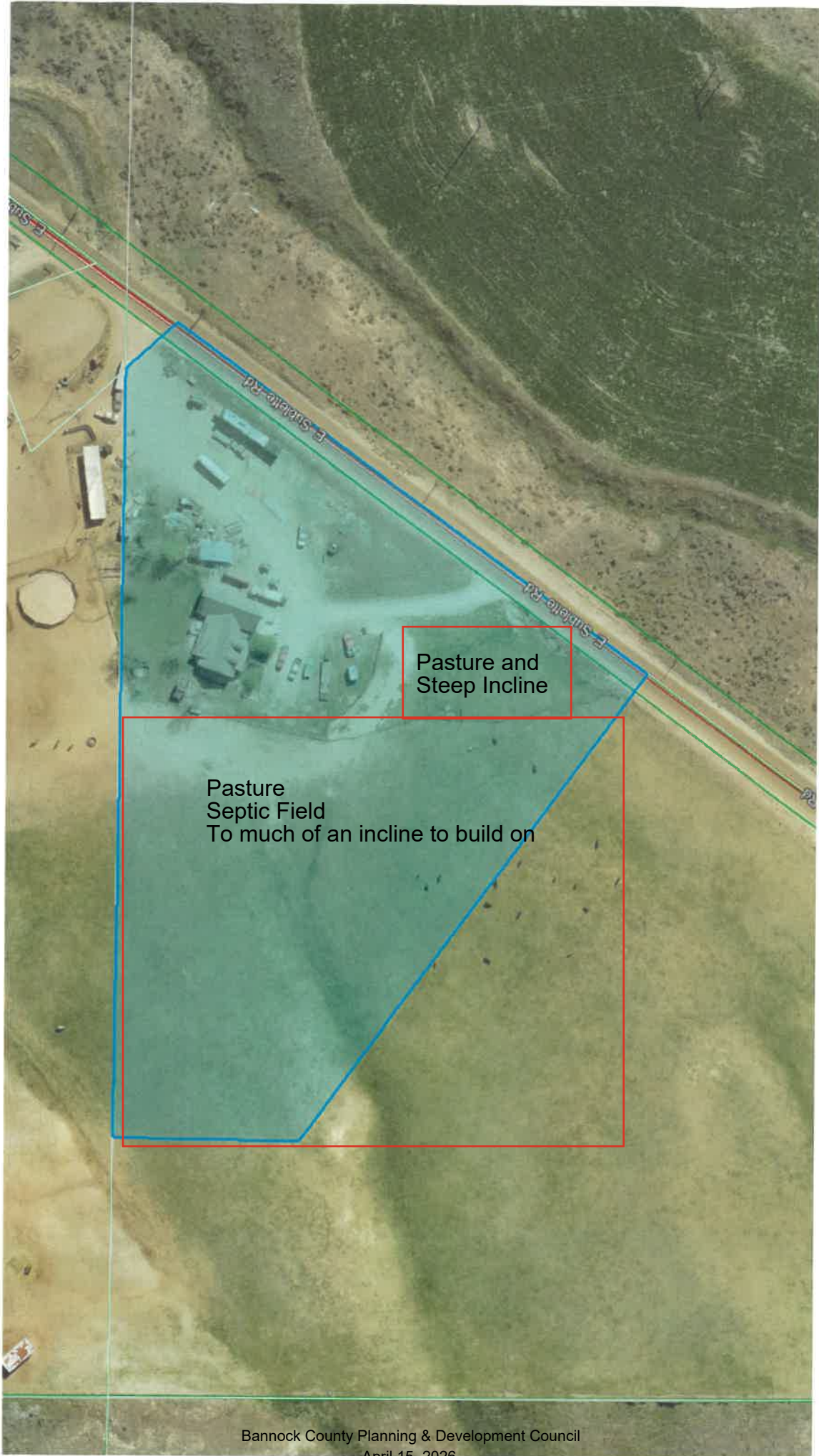
Pasture

Septic Field

This area is used to pile snow to keep the stackyard clear. It already follows the natural runoff.

Incline Pasture

Property: 3080 E Sublette Rd, Arimo



Measurements : 3080 E Sublette Rd, Arimo



EXHIBIT 2
Applicant Letter

DAVE & COLLEEN ERICKSON

Erickson.arrowe@gmail.com · 3080 East Sublette Rd · Arimo, Idaho 83214

February 6, 2026

Planning and Zoning Board:

We are applying for a variance in regards to the 30ft setback currently required for an agricultural building. Our property is located at 3080 E Sublette Rd in Arimo, this is a dirt road that is not open year round. We have applied to build a building for equipment and hay storage Permit #AG-25-18.

Some key points for the proposed building location:

1. The property terrain, there are very few flat spots for a building site.
2. Current infrastructure limits locations i.e. buried and overhead power line, septic field, and water lines, corrals, and pastures.
3. Natural runoff, because the property is on a hill the runoff goes right through our back yard and driveway. If we adhere to the current setback the runoff would go through our building.
4. Safety, we stack hay and haul cattle out of our property frequently, using semis and big trailers, the current setup of the driveway allows for trucks to pull through making exiting/entering Sublette road safer. Eliminating the hazard of backing.
5. Proposed locations will not hinder the sight distance for cars traveling Sublette Rd or entering Sublette Rd from property.
6. Variance has been discussed with Kyle Burmester Road and Bridge Supervisor.

Attached we have included maps, detailed explanations, and letters from the adjacent property owners.

Sincerely,



Colleen Erickson

EXHIBIT 3

Public Comments

Richard and Amanda Jepperson

380 N Front ST
Arimo, ID 83214

2/16/2026

To:

Planning and Zoning Department
Bannock County Idaho

Subject: Support for Easement Variance Request – Dave and Colleen Erickson

Dear Members of the Planning and Zoning Board,

I am writing to express my full support for the easement variance request submitted by my neighbor, Dave and Colleen Erickson regarding their property at 3080 E Sublette Rd Arimo.

I have reviewed the details of their proposed project and understand that the variance would allow for them to build a shed closer to the fenceline along Sublette Rd. The proposed location is the best option for the terrain of the property, natural runoff, and established utilities. In my opinion, this request is reasonable and will not negatively affect the character of the property, safety, or accessibility of the road.

In fact, I believe granting this variance will:

- **Cause no adverse impact** – It will not block views, restrict access, or create safety concerns for the public.
- **Support property improvement** – The project will enhance the value and use of the property.

As a neighboring property owner, I have no objections to this variance and encourage the Board to approve it. I appreciate your consideration and the work you do to balance community needs with individual property rights.

Thank you for your time and attention.

Sincerely,



Amanda Jepperson

FINDINGS

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

VARIANCE PERMIT- COLLEEN ERICKSON

PUBLIC HEARING: APRIL 15, 2026

FILE #: VAR-26-3

LOCATION: RPR4263004907 and is addressed as 3080 E. Sublette Road, Arimo, ID 83214

APPLICANT/OWNER:

Colleen Erickson
3080 E. Sublette Road
Arimo, ID 83214

REQUEST & BACKGROUND: Colleen Erickson requests a variance for a right-of-way setback from 30' to 10' to build an Ag structure.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Agricultural

PROPERTY SIZE: ~ 5.01 acres

VIEWS: The property is visible from E. Sublette Road

EXISTING STRUCTURES: Residential dwelling and accessory structures

AREA OF CITY IMPACT: No

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] [is not]** a reasonable alternative.

This is based on:

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

This is based on:

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

This is based on:

4. If the variance is not granted, the applicant **[will]** **[will not]** suffer undue hardship caused by the physical characteristics of the site.

This is based on:

Conditions:

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Colleen Erickson for a variance for a right-of-way setback from 30' to 10' to build an Ag structure, as described in the application, shall be [approved] [denied] [tabled].

Motion by _____, seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted [Yes] [No] [Absent/Recused]
Councilperson Madsen	Voted [Yes] [No] [Absent/Recused]
Councilperson Selleneit	Voted [Yes] [No] [Absent/Recused]
Councilperson Ulrich	Voted [Yes] [No] [Absent/Recused]
Councilperson Ward	Voted [Yes] [No] [Absent/Recused]

Motion carried by a _____ to _____ vote.

Dated this _____ day of _____, 2026.

Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this _____ day of _____, in the year of 2026, before me _____, a notary public, personally appeared _____ 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.

S	_____
E	Notary Public
A	My Commission Expires on _____ 20____
L	

AGENDA ITEM NO. 5
Future Land Use Map Amendment –
Robert Matthews



PLANNING AND DEVELOPMENT SERVICES

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

FUTURE LAND USE MAP AMENDMENT PUBLIC HEARING: APRIL 15, 2026 STAFF REPORT

FILE #: FLUM-26-1
LOCATION: RPR4015023905 and is currently unaddressed

APPLICANT

Robert Matthews
1716 E. Terry Street
Pocatello, ID 83201

OWNER:

Christopher Longhurst
715 Kingsbury
Sheboygan, WI 53081

REQUEST & BACKGROUND: Robert Matthews proposes the re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Future Land Use Map.

SITE CHARACTERISTICS AND FUTURE LAND USE MAP DESIGNATION:

FUTURE LAND USE PLAN: Residential Rural
PROPERTY SIZE: ~ 2.5 acres
EXISTING STRUCTURES: No existing structures

SURROUNDING LAND USES AND FUTURE LAND USE MAP:

NORTH: Bare ground; Residential Rural and Agricultural
EAST: Bare ground with some residential; Residential Rural and City of Inkom
SOUTH: Bare ground with some residential; Residential Rural
WEST: Bare ground and an active mine; Industrial

APPLICABLE LAWS AND PLANS:

1. Idaho Code §67-6509 Local Land Use Planning, Recommendation and Adoption, Amendment, and Repeal of the Plan.
2. Bannock County Comprehensive Plan, 2025-27
3. Bannock County Zoning Ordinance, 1998-1, specifically:
 - a. §320 RESIDENTIAL RURAL DISTRICT
 - b. §380 INDUSTRIAL DISTRICT

STAFF REPORT
FLUM - MATTHEWS
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STANDARDS FOR GRANTING AN AMENDMENT TO THE COMPREHENSIVE PLAN

All Plan Amendments shall be considered by the Planning and Development Council and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, boards and commissions, and evidence from public hearings, the Planning and Development Council could then recommend in favor of the Plan Amendment (with or without further revisions) or recommend against it. Any review of a Plan Amendment by a Planning and Development Council would be followed by County Commissioners action including, if applicable, its approval of the Plan Amendment. When considering a plan amendment, the county should consider whether:

A. The existing 2040 Comprehensive Plan and/or any related element thereof is in need of the proposed Plan Amendment.

Staff Findings

The applicant states the subject property is adjacent to established industrial operations, including an active mine and related infrastructure, and functions as part of an existing industrial corridor. The current 2040 Comprehensive Plan designation does not fully reflect these on-the-ground conditions or the area's evolving development pattern. Amending the Plan to designate the property for industrial use would better align the Future Land Use Map with existing land uses, available infrastructure, and the County's economic development goals. This amendment would correct the current inconsistency and ensure the Comprehensive Plan remains responsive to changing conditions.

Staff finds that the Comprehensive Plan Future Land Use Map is a guiding document and the lines are not absolute. The map designates the land in question as Residential Rural. In Chapter 6, Figure 7, the 2040 Comprehensive Plan states that areas designated as Residential Rural should have rural characteristics such as low-density housing, agricultural uses, and transition between rural and suburban development. Council should consider if the existing 2040 Comprehensive Plan meets the need of this proposed Plan Amendment.

B. The proposed Plan Amendment will have no major negative impacts on transportation, services, and facilities.

Staff Findings

The applicant states the site is located near existing transportation infrastructure capable of accommodating heavy industrial traffic, including routes serving the adjacent mine and industrial operations. Utilities such as power and gas are readily available, and necessary services can be extended without substantial public expense. Since the amendment directs industrial activity to an area already characterized by similar uses and infrastructure, it will not create significant additional burdens on transportation

systems, public services, or community facilities beyond what is typically anticipated for industrial development.

Staff finds that the proposed Plan amendment is not expected to have major negative impacts on transportation, services, or facilities. The property is located near existing transportation infrastructure. Utilities, including power and gas, are available nearby, and required services can be extended without significant public expense. Directing industrial activity to an area already developed with similar uses is not anticipated to create substantial additional burdens on transportation systems, public services, or community facilities.

C. *Strict adherence to the 2040 Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and strategies of the Plan.*

Staff Findings

The applicant states strict adherence to the current 2040 Comprehensive Plan designation would maintain a land use classification that is inconsistent with the surrounding industrial activity and infrastructure. This would limit the productive use of a parcel that is functionally part of an existing industrial area and not well suited for residential or low-intensity development. Amending the Plan to designate the property for industrial use better aligns with the Plan's broader strategies, including promoting economic development, efficient land use, compatibility of uses, and directing industrial growth to appropriate locations. The proposed amendment ensures the property's use is consistent with these overarching Plan objectives.

Staff finds that strict adherence to the 2040 Comprehensive Plan is at the discretion of the Council and Commission. Adherence to the 2040 Comprehensive Plan would keep the proposed area Residential Rural. The parcel in question is currently zoned Residential Rural to the north, east, and south.

D. *The proposed Plan Amendment will promote the public welfare and will be consistent with the goals and strategies of the 2040 Comprehensive Plan and the elements thereof.*

Staff Findings

The applicant states the proposed Plan amendment promotes the public welfare by supporting local job creation, strengthening the tax base, and providing essential construction materials needed for regional infrastructure. The amendment directs industrial growth to a location adjacent to existing industrial uses and infrastructure, minimizing land use conflicts and encouraging orderly development. By aligning the land use designation with economic development objectives, available infrastructure, and compatibility principles, the amendment is consistent with the goals and strategies of the 2040 Comprehensive Plan.

Staff finds that the proposed Plan Amendment should not have adverse effects on the public welfare; however, the effects should be determined and discussed by the Council.

Staff has identified the following applicable goals and strategies (others may be identified by the Council):

Goal 1.3 – Infrastructure to accommodate an increasing population growth rate.

Goal 2.2 – *Development that fosters economic growth while maintaining the rural character of the county.*

Strategies 2.2.4: *Allow rural developments to offer a mix of lot sizes to support people with diverse incomes, uses, and needs.*

Strategies 2.2.5: *Continue to ensure that developments, rezones, and land uses align with the Future Land Use Map and its associated characteristics and descriptions as illustrated in Figure 7.*

Goal 3.2 – *A strong and diverse economy.*

Strategies 3.2.1: *Appropriately zone locations within the county to allow for a variety of residential, agricultural, commercial, and industrial uses.*

Goal 3.3 – *A rural atmosphere with a variety of house and commercial development opportunities.*

Strategies 3.3.1: *Manage density requirements where growth opportunities exist while considering the desire for open space.*

Strategies 3.3.3: *Update ordinance that promotes residential clustering and protects sensitive areas.*

AGENCY COMMENTS:

- None at time of report

PUBLIC COMMENTS:

- Dennis R. Ottley

EXAMPLE MOTIONS

APPROVAL:

Having reviewed the application, staff report, and all testimony presented tonight as part of the record and based on the criteria for an amendment to the Future Land Use Map, I move to **[recommend approval to the Board of County Commissioners] [recommend denial to the Board of County Commissioners] [tabled]** Robert Matthew's request, as described in the application and staff report.

DENIAL:

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for an amendment to the Future Land Use Map, and having found that those criteria for approval are not satisfied, I move to **[recommend approval to the Board of County Commissioners] [recommend denial to the Board of County Commissioners] [tabled]** Robert Matthew's request, as described in the application and staff report.

I find that the petition fails to comply with... (cite specific standards which are not met and why).

REPORT BY:

Annie Hughes Williams, Zoning Planner
annieh@bannockcounty.gov
208-236-7230

REPORTED DATE: April 8, 2026

**Staff comments in this report are based solely upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

EXHIBITS:

1. Application and FLUM Sketch Plan
2. Applicable Laws (on file with Staff)
3. Evidence of Notices (on file with Staff)
4. Agency/Public Comments (if any)

REFERENCE MAPS

STAFF REPORT
FLUM - MATTHEWS
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FLUM MAP



CONTOUR MAP

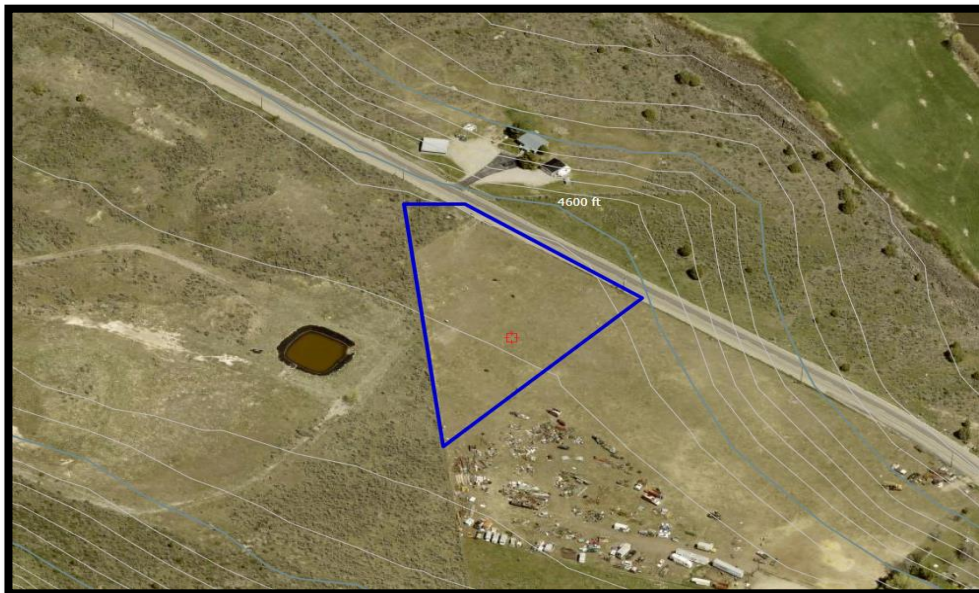


EXHIBIT 1
Application & Sketch Plan

FLUM-26-1

Submitted On: Feb 17, 2026

Project Information

Current Use of Property

Vacant Land (Zones Rural Residential)

Surrounding Land Use

North: Industrial West: Industrial East: Easement/Road South: Rural Residential

Parcels Proposed for Map Change

Parcel Number	Current Designation
RPR4015023905	Residential Rural
Proposed Designation	Section
Industrial	S27
Property Owner	Township
Chris Longhurst	T7S
Acres	Range
2.5	R36E
I have authorization to include the parcel(s) above for the map change.	
true	

Narrative Standards

Please address how the proposed Future Land Use Map re-designation meets the following requirements:

1. The existing 2040 Comprehensive Plan and/or any related element thereof is in need of the proposed Plan amendment.

The subject property is adjacent to established industrial operations, including an active mine and related infrastructure, and functions as part of an existing industrial corridor. The current Comprehensive Plan designation does not fully reflect the on-the-ground conditions or the evolving development pattern of the area. Amending the Plan to designate the property for industrial use would better align the Future Land Use Map with existing land uses, infrastructure availability, and the County’s economic development objectives. The proposed amendment corrects this inconsistency and ensures the Plan remains responsive to changing conditions.

2. The proposed Plan Amendment will have no major negative impacts on transportation, services, and facilities.

The site is located in proximity to existing transportation infrastructure designed to accommodate heavy industrial traffic, including access routes serving the adjacent mine and industrial operations. Utilities, including power and gas, are available nearby, and required services can be extended without substantial public expense. Because the amendment directs industrial activity to an area already characterized by

similar uses and infrastructure, it will not create significant additional burdens on transportation systems, public services, or community facilities beyond those anticipated for industrial development.

3. Strict adherence to the 2040 Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and strategies of the Plan.

Strict adherence to the current designation would perpetuate a land use classification that is inconsistent with surrounding industrial activity and infrastructure. This would limit the productive use of a parcel that is functionally integrated with an industrial area and not well suited for residential or low-intensity development. Such a result would be inconsistent with the Plan's broader strategies promoting economic development, efficient land use, compatibility of uses, and directing industrial growth to appropriate locations. The proposed amendment better fulfills these overarching Plan objectives.

4. The proposed Plan Amendment will promote the public welfare and will be consistent with the goals and strategies of the 2040 Comprehensive Plan and the elements thereof.

The proposed amendment promotes public welfare by supporting local job creation, strengthening the tax base, and providing essential construction materials necessary for regional infrastructure development. It directs industrial growth to a location adjacent to existing industrial uses and infrastructure, thereby minimizing land use conflicts and promoting orderly development. By aligning land use designations with economic development goals, infrastructure capacity, and compatibility principles, the amendment is consistent with the goals and strategies of the 2040 Comprehensive Plan.

Acknowledgement

Electronic Signature [Typed Name of Applicant]

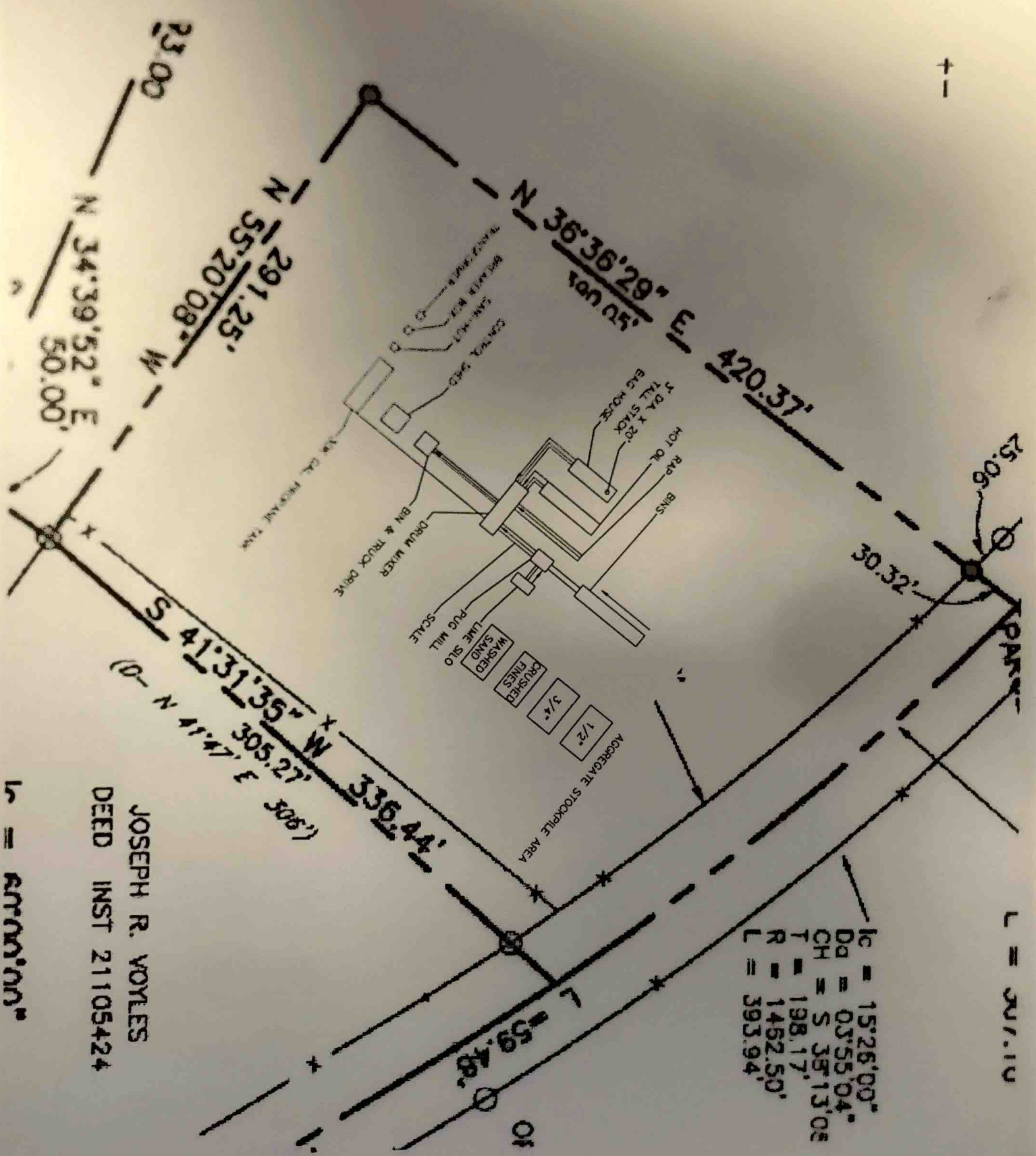
Robert Matthews

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

Date

02/17/2026



JOSEPH R. VOYLES
 DEED INST 21105424

L = ANTI-MIN"

Lc = 15'26'00"
 Dd = 05'55'04"
 CH = S 38'13'05"
 T = 198.17'
 R = 1452.50'
 L = 393.94'

L = 307.10

EXHIBIT 2

Agency Comments



April 7, 2026

Mr. Hal Jensen, Planning Director
Bannock County Office of Planning & Development Services
5500 S. 5th Ave
Pocatello, ID 83204
development@bannockcounty.gov

Subject: Comprehensive Plan Future Land Use Map Amendment and Zoning Ordinance Map Amendment/Rezone – Rural Residential to Industrial – Matthews

Dear Mr. Jensen:

The Idaho Department of Environmental Quality (DEQ) has reviewed the subject document and would like to offer our general recommendations for land development projects (attached).

If you have questions or comments, please contact me at (208) 236-6160 or via email at Allan.Johnson@deq.idaho.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allan Johnson".

Allan Johnson, P.E.
Regional Engineering Manager
DEQ Pocatello Regional Office

EDMS# 2026AGD1834 and 2026AGD1835

Attachments: DEQ General Recommendations for Land Development Projects.

C: Katy Bergholm, Regional Administrator, DEQ Pocatello Regional Office

General Recommendations

The following comments are generally applicable to land development projects or other land use activities with the potential to cause impacts to ground water, air quality or surface water. DEQ provides this guidance in lieu of more site-specific comments when information regarding the land use proposal is limited.

Engineering

DEQ recommends consolidation of drinking water and/or wastewater services wherever feasible especially in areas where ground water used for public drinking water supplies is potentially impacted. DEQ considers the following alternatives generally more protective of ground water resources than using individual well and septic systems for each lot, and we recommend that the county require the developer to investigate the following options:

- Provide either a centralized, community drinking water or centralized community wastewater system or both, or
- Connect each lot to an existing community drinking water system or to an existing community wastewater system or both.

In accordance with Idaho Code 39-118, construction plans & specifications prepared by a professional engineer are required for DEQ review and approval prior to construction if the proposed development is to be served by either a community drinking water or sewer system. DEQ requires that a water system serving 10 or more connections is constructed and operated in compliance with IDAPA 58.01.08, "Idaho Rules for Public Drinking Water Systems."

Air Quality

New emission sources are generally required to follow applicable regulations for permitting or exempting new sources. These are outlined in the Rules for the control of Air Pollution in Idaho.

Of particular concern is IDAPA 58.01.01.200-228 which establishes uniform procedures and requirements for the issuance of "Permits to Construct".

Sections 58.01.01.220-223 specifically may be used by owners or operators to exempt certain sources from the requirements to obtain a permit to construct.

Land development projects are generally required to follow applicable regulations outlined in the Rules for the control of Air Pollution in Idaho. Of particular concern is IDAPA 58.01.01.650 and 651 Rules for Control of Fugitive Dust.

Section 650 states, "The purpose of sections 650 through 651 is to require that all reasonable precautions be taken to prevent the generation of fugitive dust."

Section 651 states "All reasonable precautions shall be taken to prevent particulate matter from becoming airborne. In determining what is reasonable, consideration will be given to factors such as the proximity of dust emitting operations to human habitations and/or activities and atmospheric conditions which might affect the movement of particulate matter. Some of the reasonable precautions may include, but are not limited to, the following:

01. Use of Water or Chemicals. Use, where practical, of water or chemicals for control of dust in the demolition of existing building or structures, construction operations, the grading of roads, or the clearing of land.

02. Application of Dust Suppressants. Application, where practical of asphalt, oil, water, or suitable chemicals to, or covering of dirt roads, materials stockpiles, and other surfaces which can create dust.
03. Use of Control Equipment. Installation and use, where practical, of hoods, fans and fabric filters or equivalent systems to enclose and vent the handling of dusty materials. Adequate containment methods should be employed during sandblasting or other operations.
04. Covering of Trucks. Covering, when practical, open bodied trucks transporting materials likely to give rise to airborne dusts.
05. Paving. Paving of roadways and their maintenance in a clean condition, where practical.
06. Removal of Materials. Prompt removal of earth or other stored materials from streets, where practical.”

Surface Water Quality

Land disturbance activities associated with development (i.e. - road building, stream crossings, land clearing) have the potential to impact water quality and riparian habitat.

If this project will ultimately disturb one or more acres and there is a possibility of discharging stormwater or site dewatering water to Surface Waters of the United States, the operator may need to submit a Notice of Intent (NOI) for coverage under the Idaho Pollutant Discharge Elimination System (IPDES) 2022 Construction General Permit (CGP). NOIs can be submitted via the IPDES E-Permitting System (<https://www2.deq.idaho.gov/water/IPDES/>). The 2022 IPDES CGP requires a Storm Water Pollution Prevention Plan (SWPPP), implementation of Best Management Practices (BMPs) to reduce the sediment and other pollutants discharged and requires regular site inspections by persons trained and knowledgeable about erosion, sediment control, and pollution prevention.

Site contractors should remove equipment and machinery from the vicinity of the waterway to an upland location prior to any refueling, repair, or maintenance. After construction is completed, disturbed riparian areas should be re-vegetated.

Waste Management - Hazardous Material - Petroleum Storage

With the increasing population in southeast Idaho, to ensure sufficient solid waste capacity and service availability. It is recommended that subdivision developers be instructed to contact the appropriate solid waste collection provider and landfill for solid waste disposal coordination.

Accidental surface spills of hazardous material products and petroleum hydrocarbon products (i.e., fuel, oil, and other chemicals) are most commonly associated with the transportation and delivery to work sites or facilities. The following Idaho, storage, release, reporting and corrective action regulations may be applicable:

- Hazardous and Deleterious Material Storage IDAPA 58.01.02.800
- Hazardous Material Spills, IDAPA 58.01.02.850
- Rules and Standards for Hazardous Waste IDAPA 58.01.05
- Petroleum Release Reporting, Investigation and Confirmation IDAPA 58.01.02 .851
- Petroleum Release Response and Corrective Action IDAPA 58.01.02.852

Please note, The Idaho Release, Reporting and Corrective Action Regulations, IDAPA 58.01.02.851; require notification within 24 hours of any spill of petroleum product greater than 25 gallons and notification for the

release of lesser amounts if they cannot be cleaned up within twenty-four (24) hours. The cleanup requirements for petroleum are also contained in these regulations.

For reporting requirements of hazardous substances please see Idaho Statute Title 39 Chapter 7, Hazardous Substance Emergency Response Act including section 39-7108 Notification of Release is Required.

EXHIBIT 3

Public Comments

rezoning

From Wendy Wanner <rapid.bus@gmail.com>

Date Wed 4/1/2026 12:11 PM

To Bannock County Planning and Development <development@bannockcounty.gov>

My name is Clark Wanner & I live at 1330 N. , Marsh Creek Rd. I have lived at this address since 1985. In this time I have cleared land and made many improvements to my property to try to make it nice. Within the last year or so a neighbor has brought in dozens of junk cars, trucks, tractors and lots of "junk". Junk which according to Bannock County regulations is illegal. Now a company is proposing to put an asphalt plant a 100 yds from my home. I am 74 ys old with respiratory problems. I don't want to spend my older yrs smelling this plant and listening to the noise. The traffic will greatly increase, according to Mr Matthews to about 10-20 trucks a day. He visited us in Nov about their proposal. This congestion will cause more chances of accidents on an already busy road. Marsh Creek Rd is used for bike races, marathons, motorcycles and people out walking. This stretch of road has a steep grade on each end, inhibiting a vehicles view. I have seen cars coming from either end going way to fast.

Another conflict is the bridge by the cement plant has been hit so many times I cringe every time I have to cross. This bridge is barely wide enough for two vehicles to cross at the same time. You have to be watching for the trucks that use it now, and yield to them.

I believe in progress, just please not at our expense. Bannock County has plenty of other larger and out of the way places for this company. Please don't rezone this and leave it the way it is now. The last I checked it was zoned as residential/agricultural. Thank you for your time.

Clark Wanner
1330 N Marsh Creek Rd.

- 1- Residential Rural is straight line with no reasonable reason to change. The Land in question.
- 2- The problem is the zone could be questioned because the code enforcement allows a junk yard to spring up on the south boundary along with a questionable horse operation.
- 3- The county needs to get a stricter enforcement on existing code violators to keep property at acceptable conditions to meet code requirements.
- 4- Further south on Marsh Creek you have 3 properties encroaching on road right of way with 3 large blue garbage dumpsters that sit on roadway causing a close to hazardous driving pattern. Nothing should exist in the Roadway right of way and should be enforced. Right of way is existing from a determined distance from the center of the road to include a borrow pit with no impairment. County should protect their interest on roadways. No parking
- 5- Further down Marsh Creek Rd. approx 4 miles a similar situation exists with parking in what would be considered a road zone. This is at the area of Walker street intersection.
- 6- So why the vague proposal for a zone change when the property involved is trying to be sold to a asphalt processing industry? -
- 7- County responsibility should be to protect existing use and primarily tax paying residential.
- 8- It would be a good thing if the P & Z would listen to the majority opinion instead of minority special interest.

Dennis R. Ottley
 908 West Walker Creek
 MS Cannon, Id 83250
 208-257-3000

Received by
 Mary
 4/16/2026
 1:50 pm



PLANNING AND DEVELOPMENT SERVICES

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

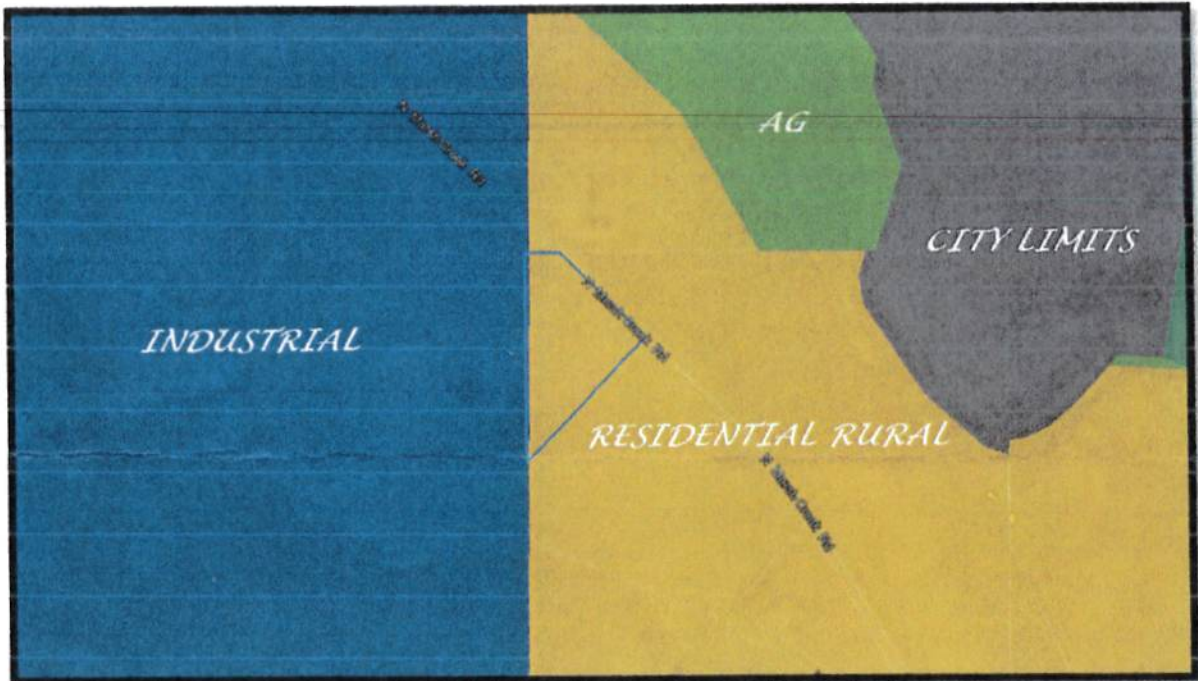
March 26, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: The Bannock County Planning and Development Council will conduct a public hearing and deliberation on April 15, 2026, at 5:15 P.M. The public meeting will be held in Conference Room 1, Office of Planning and Development Services, 5500 S. 5th Ave, Pocatello, ID 83204. Please see our website, www.bannockcounty.gov/planning, for additional information. Pursuant to Idaho Code and County Ordinance, the following items are hereby noticed for publication and will be considered for public hearing:

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.

↓ Don't know where this is



↑ this should read residential Agricutural

FINDINGS

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER

FUTURE LAND USE MAP AMENDMENT – ROBERT MATTHEWS
MEETING DATE: APRIL 15, 2026

FILE #: FLUM-26-1
LOCATION: RPR4015023905 and is currently unaddressed

APPLICANT Robert Matthews 1716 E. Terry Street Pocatello, ID 83201	OWNER: Christopher Longhurst 715 Kingsbury Sheboygan, WI 53081
--	--

REQUEST & BACKGROUND: Robert Matthews proposes the re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Future Land Use Map.

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

SITE CHARACTERISTICS AND FUTURE LAND USE MAP DESIGNATION:

FUTURE LAND USE PLAN: Residential Rural
PROPERTY SIZE: ~ 2.5 acres
EXISTING STRUCTURES: No existing structures

STANDARDS FOR GRANTING AN AMENDMENT TO THE COMPREHENSIVE PLAN:

1. The existing 2040 Comprehensive Plan and/or any related element thereof **(is) (is not)** in need of the proposed Plan Amendment.

2. The proposed Plan Amendment **(will) (will not)** have major negative impacts on transportation, services, and facilities.

3. Strict adherence to the 2040 Comprehensive Plan **(would) (would not)** result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

4. The proposed Plan Amendment **(will) (will not)** promote the public welfare and will be consistent with the goals and policies of the 2040 Comprehensive Plan and the elements thereof.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, **[recommend approval to the Board of County Commissioners] [recommend denial to the Board of County Commissioners] [tabled]** the request by Robert Matthews to amend the Future Land Use Map.

Motion by _____, seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted [Yes] [No] [Absent/Recused]
Councilperson Madsen	Voted [Yes] [No] [Absent/Recused]
Councilperson Selleneit	Voted [Yes] [No] [Absent/Recused]
Councilperson Ulrich	Voted [Yes] [No] [Absent/Recused]
Councilperson Ward	Voted [Yes] [No] [Absent/Recused]

Motion carried by a _____ to _____ vote.

Dated this _____ day of _____, 2026.

Signed by (Chairperson) (Vice chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this ____ day of _____, in the year of 2026, before me _____, a notary public, personally appeared _____ 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.

S
E
A
L

Notary Public
My Commission Expires on _____ 20____

AGENDA ITEM NO. 6
Rezone – Robert Matthews



PLANNING AND DEVELOPMENT SERVICES

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

REZONE PUBLIC HEARING: APRIL 15, 2026 STAFF REPORT

FILE #: RZO-26-1
LOCATION: RPR4015023905 and is currently unaddressed

APPLICANT

Robert Matthews
1716 E. Terry Street
Pocatello, ID 83201

OWNER:

Christopher Longhurst
715 Kingsbury
Sheboygan, WI 53081

REQUEST & BACKGROUND: Robert Matthews proposes the re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Zoning Map.

SITE CHARACTERISTICS AND ZONING:

FUTURE LAND USE PLAN: Residential Rural
PROPERTY SIZE: ~ 2.5 acres
EXISTING STRUCTURES: No existing structures

SURROUNDING LAND USES AND ZONING:

NORTH: Bare ground, Residential Rural and Agricultural
EAST: Bare ground with some residential, Residential Rural and City of Inkom
SOUTH: Bare ground with some residential, Residential Rural and Industrial
WEST: Bare ground and an active mine, Industrial

APPLICABLE LAWS AND PLANS:

1. Idaho Code §67-6509, Recommendation and Adoption, Amendment, and Repeal of the Plan.
2. Bannock County Comprehensive Plan, 2025-27
3. Bannock County Zoning Ordinance, 1998-1, specifically:
 - a. §520 REZONING
 - b. §320 RESIDENTIAL RURAL DISTRICT
 - c. §380 INDUSTRIAL DISTRICT

STAFF REPORT
REZONE - MATTHEWS
Page 1 of 9

STANDARDS FOR GRANTING A REZONE (ZONING ORDINANCE §520.4)

The Planning and Development Council may grant a rezone if it makes affirmative findings of fact on each of the following standards:

A. The uses allowed in the proposed district would be compatible with surrounding uses.

Staff Findings

The applicant states the subject property is immediately adjacent to an approximately 81-acre operating mine and is surrounded by existing industrial infrastructure, including gas service, electrical facilities, a railroad spur, and an operating concrete company. Because the area already has an established industrial character, rezoning the parcel to an industrial designation would be fully compatible with surrounding uses and consistent with the existing land use pattern. The property functions more appropriately as part of this industrial cluster than as a standalone non-industrial use.

Staff finds that the uses allowed in the proposed district would be compatible with uses to the west, but not compatible with uses to the north and east. Council should consider whether industrial uses will be compatible with all surrounding uses in the area.

B. The proposed zoning district would not adversely affect the surrounding neighborhood's stability and property values.

Staff Findings

The applicant states the property was previously part of the adjacent mining operation before being sold as a separate parcel. Its proximity to active industrial uses, including ongoing mining activity, makes it unsuitable for residential or another low-intensity development. Rezoning the parcel to an industrial designation more accurately reflects its surrounding context and represents its highest and best use. For these reasons, the proposed zoning is not expected to negatively affect neighborhood stability and is likely to enhance the property's value by aligning its zoning with realistic and viable land use potential.

Staff finds that rezoning the property to an industrial designation aligns with some surrounding context and use in the area. Council should evaluate whether the applicant has provided sufficient information to determine the change will not adversely affect surrounding stability and property values.

C. The applicant has shown that there is a need for the proposed zoning district in the County or at the proposed location.

Staff Findings

The applicant states the region is experiencing ongoing development and infrastructure investment, which has increased demand for construction materials. While concrete production facilities exist nearby, there is currently no comparable local source for asphalt materials. Establishing an asphalt plant at this location would support continued development, reduce transportation distances and costs, and improve efficiency in the local construction market. The proposed industrial zoning would therefore address a demonstrated local and regional need.

Staff finds that the applicant has demonstrated a need for the proposed industrial zoning. The region continues to experience development and infrastructure investment, which has increased demand for construction materials. The Industrial zoning district does allow uses of this caliber while the Residential Rural zone does not.

D. The public cost resulting from the change in land use would not be excessive when compared with the public benefit derived from the change in land use.

Staff Findings

The applicant states the subject property is currently vacant and is not well suited for residential or low-intensity development because of its proximity to industrial operations. Rezoning the parcel to industrial use would allow productive development, anticipated to generate approximately \$300,000.00 annually in sales tax revenue, in addition to providing employment and other economic benefits. Given the availability of existing nearby infrastructure, the public cost to support the development would be minimal compared with the economic and fiscal benefits derived from the proposed industrial use.

Staff finds that the public cost of the proposed zoning change would not be excessive compared with the anticipated public benefits. Staff finds that, with existing infrastructure in place, the costs to provide public services would be minimal relative to the economic and fiscal benefits of the proposed industrial development.

E. Adequate public services, utilities, and facilities would be available to serve the changed land use.

Staff Findings

The applicant states the property is served by existing adjacent infrastructure, including natural gas and electrical facilities. Power infrastructure has already been designed, and necessary utility services are located within approximately 300 feet

of the parcel. The proximity of these services ensures that the proposed industrial use can be adequately supported without requiring significant public investment in new infrastructure.

Staff finds that adequate public services, utilities, and facilities are available to support the proposed industrial use. Staff finds that the proximity of these services ensures the proposed development can be supported without significant public investment in new infrastructure.

F. The proposed zoning district would not allow uses that would be detrimental the environment of the immediate neighborhood.

Staff Findings

The applicant states the proposed asphalt plant will not introduce uses detrimental to the surrounding environment. The use aligns with the Bannock County Comprehensive Plan by supporting industrial development, job creation, and the regional need for construction materials. The facility is designed to incorporate appropriate operational controls, including traffic management, noise mitigation, air-quality protections, stormwater handling, and buffering. Rezoning the parcel to allow this use places industrial activity in an area already influenced by similar uses, promoting orderly development while maintaining compatibility with adjacent properties and protecting public health and safety.

Staff finds that the proposed zoning district could introduce uses detrimental to the environment of the immediate neighborhood. Uses permitted in this zone are manufacturing, processing, fabricating, chemical distribution, warehousing, and wholesaling. Council should determine if these uses would be detrimental to the surrounding environment of the neighborhood.

G. The requested change would be in accordance with the goals and strategies of the County Comprehensive Plan.

Staff Findings

The applicant states the requested zoning change is consistent with the goals and policies of the Bannock County Comprehensive Plan. The proposed asphalt plant supports economic development, job creation, and industrial diversification within an area identified for industrial use on the Future Land Use Map. The facility will supply essential materials for regional transportation and construction projects, reducing dependence on out-of-county suppliers and supporting the local economy. By placing the use on a properly rezoned industrial parcel and incorporating measures to address traffic, noise, air quality, and buffering, the project aligns with the Plan's intent to direct growth to suitable locations, encourage efficient land use, protect public health and safety, and maintain compatibility with surrounding properties.

Staff has identified the following applicable goals and strategies (others may be identified by the Council).

The Bannock County 2040 Comprehensive Plan states:

Goal 2.2 - Development that fosters economic growth while maintaining the rural character of the county.

Strategy 2.2.5: Continue to ensure that developments, rezones, and land uses align with the Future Land Use Map and its associated characteristics and descriptions, as illustrated in Figure 7.

Goal 3.2 - A strong and diverse economy.

Strategy 3.2.1: Appropriately zone locations within the county to allow for a variety of residential, agricultural, commercial, and industrial uses.

Goal 3.3 – A rural atmosphere with a variety of house and commercial development opportunities.

IDAHO CODE REGARDING REZONING

IC 67-6511(a): Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission which shall evaluate the request to determine the extent and nature of the amendment requested. Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction. An amendment of a zoning ordinance applicable to an owner's lands or approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.

(b) After considering the comprehensive plan and other evidence gathered through the public hearing process, the zoning or planning and zoning commission may recommend and the governing board may adopt or reject an ordinance amendment pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code, provided that in the case of a zoning district boundary change, and notwithstanding jurisdictional boundaries, additional notice shall be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change as determined by the commission. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. When notice is required to two hundred (200) or more property

owners or purchasers of record, alternate forms of procedures which would provide adequate notice may be provided by local ordinance in lieu of posted or mailed notice. In the absence of a locally adopted alternative notice procedure, sufficient notice shall be deemed to have been provided if the city or county provides notice through a display advertisement at least four (4) inches by two (2) columns in size in the official newspaper of the city or county at least fifteen (15) days prior to the hearing date, in addition to site posting on all external boundaries of the site. Any property owner entitled to specific notice pursuant to the provisions of this subsection shall have a right to participate in public hearings before a planning commission, planning and zoning commission or governing board subject to applicable procedures.

(c) The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.

(d) If a governing board adopts a zoning classification pursuant to a request by a property owner based upon a valid, existing comprehensive plan and zoning ordinance, the governing board shall not subsequently reverse its action or otherwise change the zoning classification of said property without the consent in writing of the current property owner for a period of four (4) years from the date the governing board adopted said individual property owner's request for a zoning classification change. If the governing body does reverse its action or otherwise change the zoning classification of said property during the above four (4) year period without the current property owner's consent in writing, the current property owner shall have standing in a court of competent jurisdiction to enforce the provisions of this section. Upon the granting of a Conditional Use Permit, conditions may be attached to a permit including, but not limited to, those:

AGENCY COMMENTS:

- None at time of this report

PUBLIC COMMENTS:

- Dennis R. Ottley
- Clark & Wendy Wanner

EXAMPLE MOTIONS

APPROVAL:

Having reviewed the application, staff report, and all testimony presented tonight as part of the record and based on the criteria for a re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Zoning Map, I move to **[recommend approval to the Board of County Commissioners]** **[recommend denial to the Board of County Commissioners]** **[tabled]** Robert Matthew's request, as described in the application and staff report.

DENIAL:

Having reviewed the application, staff report, and all testimony presented tonight as part of the record and based on the criteria for a re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Zoning Map, and having found that those criteria for approval are not satisfied, I move to **[recommend approval to the Board of County Commissioners]** **[recommend denial to the Board of County Commissioners]** **[tabled]** Robert Matthew's request, as described in the application and staff report.

I find that the petition fails to comply with... (cite specific standards which are not met and why).

REPORT BY:

Annie Hughes Williams, Zoning Planner
annieh@bannockcounty.gov
208.236.7230

REPORTED DATE: April 8, 2026

**Staff comments in this report are based solely upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

EXHIBITS:

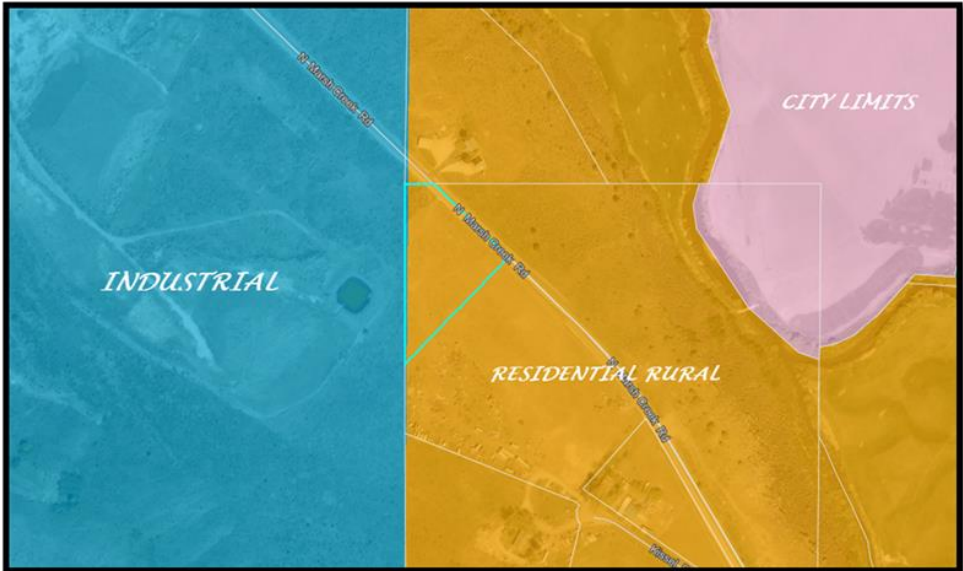
1. Application and Sketch Plan
2. Applicable Laws (on file with Staff)
3. Evidence of Notices (on file with Staff)
4. Agency/Public Comments (if any)

REFERENCE MAPS

SITE MAP



ZONING MAP



CONTOUR MAP



EXHIBIT 1
Application & Sketch Plan

RZO-26-1

 Robert Matthews

Submitted On: Feb 17, 2026

Project Information

Current Use of Property

Vacant Land (Zones Rural Residential)

Surrounding Land Use

North: Industrial West: Industrial East: Easement/Road South: Rural Residential

Parcels Proposed for Rezone

Parcel Number	Current Zoning
RPR4015023905	Residential Rural
Proposed Zoning	Section
Industrial	S27
Property Owner	Township
Chris Longhurst	07S
Acres	Range
2.5	36E
I have authorization to include this parcel for rezoning.	
true	

Narrative Standards

Please address how the proposed rezone meets the following requirements:

A. The uses allowed in the proposed district would be compatible with surrounding uses.

The subject property is immediately adjacent to an approximately 81-acre operating mine, as well as existing industrial infrastructure including gas service, electrical facilities, a railroad spur, and an operating concrete company. Given the established industrial character of the surrounding area, rezoning the parcel to an industrial designation would be compatible with existing uses and consistent with the established land use pattern. The parcel would function more appropriately as part of this industrial cluster than as a standalone non-industrial use.

B. The proposed zoning district would not adversely affect the surrounding neighborhood's stability and property values.

The property was previously associated with the adjacent mining operation prior to being sold as a separate parcel. Due to its proximity to active industrial uses, including mining operations, the parcel is not well suited for residential development. Rezoning the property to industrial better reflects its surrounding context and highest and best use. As such, the proposed zoning would not destabilize the surrounding area and is likely to enhance the property's value by aligning zoning with realistic and viable land use potential.

C. The applicant has shown that there is a need for the proposed zoning district in the County or at the proposed location.

The region is experiencing continued development and infrastructure investment, increasing demand for construction materials. While concrete production facilities exist nearby, there is no comparable local source for asphalt materials. Establishing an asphalt plant at this location would support ongoing development, reduce transportation distances and associated costs, and improve

efficiency in the local construction market. The proposed zoning would therefore meet a demonstrated local and regional need.

D. The public cost resulting from the change in land use would not be excessive when compared with the public benefit derived from the change in land use.

The subject property is currently vacant and not well suited for residential or low-intensity development due to its location adjacent to industrial operations. As such, it does not presently generate significant economic return. Rezoning the parcel to industrial use would allow productive development that is anticipated to generate approximately \$300,000 annually in sales tax revenue, in addition to employment and related economic activity. Given existing nearby infrastructure, public service expansion costs would be minimal relative to the economic and fiscal benefits provided.

E. Adequate public services, utilities, and facilities would be available to serve the changed land use.

The property is served by existing adjacent infrastructure, including natural gas and electrical facilities. Power infrastructure has already been designed, and required utility services are located within approximately 300 feet of the parcel. The proximity of these services ensures that the proposed industrial use can be adequately supported without significant public investment in new infrastructure.

F. The proposed zoning district would not allow uses that would be detrimental to the environment of the immediate neighborhood.

The proposed asphalt plant is consistent with the goals and policies of the Bannock County Comprehensive Plan, including support for economic development, job creation, and appropriate industrial land use in designated areas. The facility will provide essential materials for regional transportation and construction projects while incorporating operational controls to address traffic, noise, air quality, stormwater management, and buffering. By directing industrial activity to an appropriately rezoned parcel adjacent to existing industrial uses, the project promotes orderly growth, protects public health and safety, and ensures compatibility with the surrounding environment.

G. The requested change would be in accordance with the goals and policies of the County Comprehensive Plan.

The proposed asphalt plant is consistent with the goals and policies of the Bannock County Comprehensive Plan because it supports economic development, job creation, and industrial diversification in an area designated for industrial use on the Future Land Use Map. The facility will provide essential infrastructure materials to support regional transportation and construction projects, thereby strengthening the local economy and reducing reliance on out-of-county suppliers. By locating the use within an appropriately rezoned industrial district and incorporating operational controls to address traffic, noise, air quality, and buffering, the project advances the Plan's objectives of directing growth to suitable locations, promoting efficient land use, protecting public health and safety, and ensuring compatibility with surrounding properties.

Acknowledgement

Electronic Signature [Typed Name of Applicant]

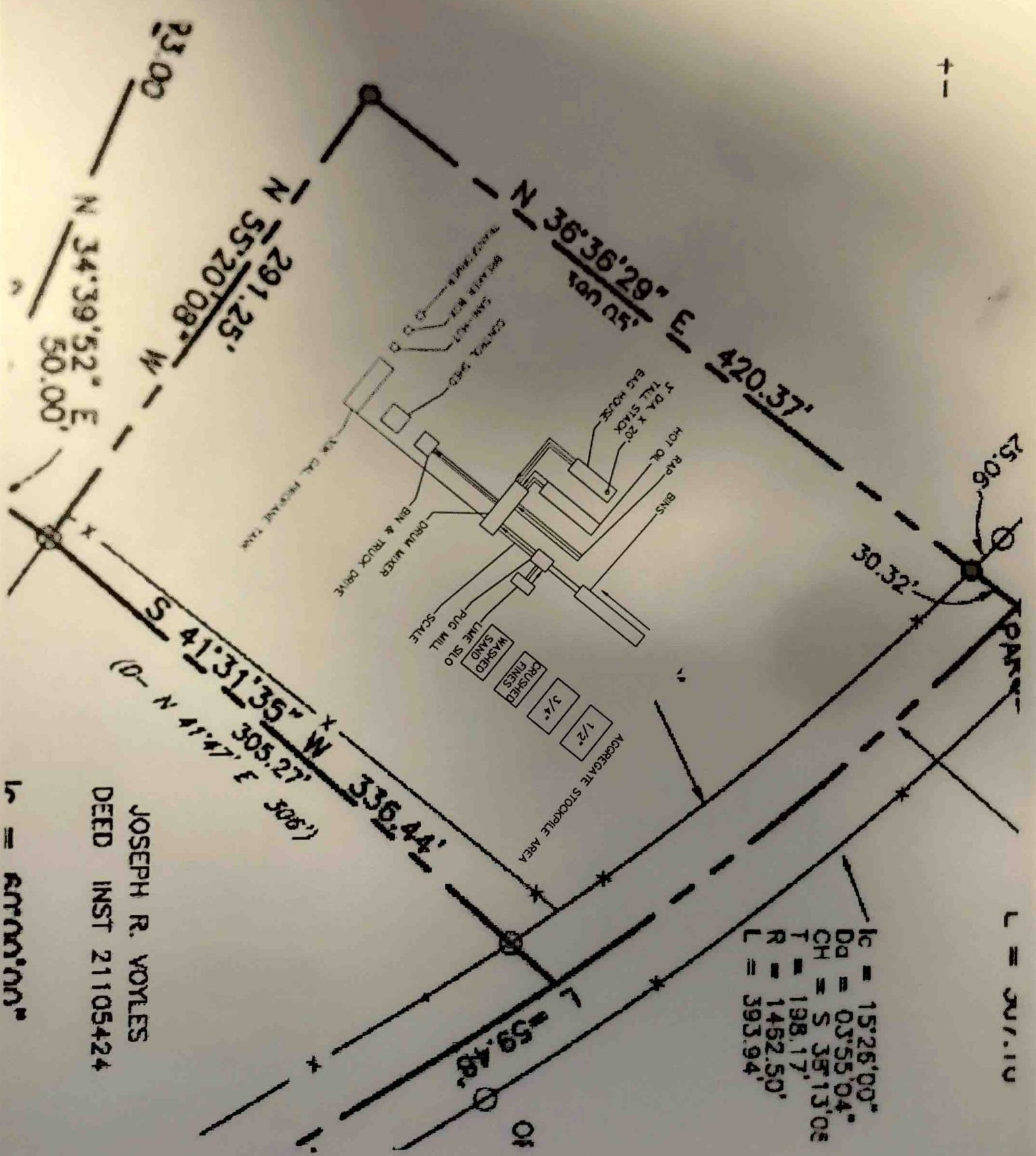
Robert Matthews

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

Date

02/17/2026



JOSEPH R. VOYLES
 DEED INST 21105424

L = ANTI-MIN"

L = 393.94'
 R = 1452.50'
 T = 198.17'
 CH = S 35°13'05"
 Dd = 05°55'04"
 Ic = 15°26'00"

EXHIBIT 2

Agency Comments



April 7, 2026

Mr. Hal Jensen, Planning Director
Bannock County Office of Planning & Development Services
5500 S. 5th Ave
Pocatello, ID 83204
development@bannockcounty.gov

Subject: Comprehensive Plan Future Land Use Map Amendment and Zoning Ordinance Map
Amendment/Rezone – Rural Residential to Industrial – Matthews

Dear Mr. Jensen:

The Idaho Department of Environmental Quality (DEQ) has reviewed the subject document and would like to offer our general recommendations for land development projects (attached).

If you have questions or comments, please contact me at (208) 236-6160 or via email at Allan.Johnson@deq.idaho.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allan Johnson".

Allan Johnson, P.E.
Regional Engineering Manager
DEQ Pocatello Regional Office

EDMS# 2026AGD1834 and 2026AGD1835

Attachments: DEQ General Recommendations for Land Development Projects.

C: Katy Bergholm, Regional Administrator, DEQ Pocatello Regional Office

General Recommendations

The following comments are generally applicable to land development projects or other land use activities with the potential to cause impacts to ground water, air quality or surface water. DEQ provides this guidance in lieu of more site-specific comments when information regarding the land use proposal is limited.

Engineering

DEQ recommends consolidation of drinking water and/or wastewater services wherever feasible especially in areas where ground water used for public drinking water supplies is potentially impacted. DEQ considers the following alternatives generally more protective of ground water resources than using individual well and septic systems for each lot, and we recommend that the county require the developer to investigate the following options:

- Provide either a centralized, community drinking water or centralized community wastewater system or both, or
- Connect each lot to an existing community drinking water system or to an existing community wastewater system or both.

In accordance with Idaho Code 39-118, construction plans & specifications prepared by a professional engineer are required for DEQ review and approval prior to construction if the proposed development is to be served by either a community drinking water or sewer system. DEQ requires that a water system serving 10 or more connections is constructed and operated in compliance with IDAPA 58.01.08, "Idaho Rules for Public Drinking Water Systems."

Air Quality

New emission sources are generally required to follow applicable regulations for permitting or exempting new sources. These are outlined in the Rules for the control of Air Pollution in Idaho.

Of particular concern is IDAPA 58.01.01.200-228 which establishes uniform procedures and requirements for the issuance of "Permits to Construct".

Sections 58.01.01.220-223 specifically may be used by owners or operators to exempt certain sources from the requirements to obtain a permit to construct.

Land development projects are generally required to follow applicable regulations outlined in the Rules for the control of Air Pollution in Idaho. Of particular concern is IDAPA 58.01.01.650 and 651 Rules for Control of Fugitive Dust.

Section 650 states, "The purpose of sections 650 through 651 is to require that all reasonable precautions be taken to prevent the generation of fugitive dust."

Section 651 states "All reasonable precautions shall be taken to prevent particulate matter from becoming airborne. In determining what is reasonable, consideration will be given to factors such as the proximity of dust emitting operations to human habitations and/or activities and atmospheric conditions which might affect the movement of particulate matter. Some of the reasonable precautions may include, but are not limited to, the following:

01. Use of Water or Chemicals. Use, where practical, of water or chemicals for control of dust in the demolition of existing building or structures, construction operations, the grading of roads, or the clearing of land.

02. Application of Dust Suppressants. Application, where practical of asphalt, oil, water, or suitable chemicals to, or covering of dirt roads, materials stockpiles, and other surfaces which can create dust.
03. Use of Control Equipment. Installation and use, where practical, of hoods, fans and fabric filters or equivalent systems to enclose and vent the handling of dusty materials. Adequate containment methods should be employed during sandblasting or other operations.
04. Covering of Trucks. Covering, when practical, open bodied trucks transporting materials likely to give rise to airborne dusts.
05. Paving. Paving of roadways and their maintenance in a clean condition, where practical.
06. Removal of Materials. Prompt removal of earth or other stored materials from streets, where practical.”

Surface Water Quality

Land disturbance activities associated with development (i.e. - road building, stream crossings, land clearing) have the potential to impact water quality and riparian habitat.

If this project will ultimately disturb one or more acres and there is a possibility of discharging stormwater or site dewatering water to Surface Waters of the United States, the operator may need to submit a Notice of Intent (NOI) for coverage under the Idaho Pollutant Discharge Elimination System (IPDES) 2022 Construction General Permit (CGP). NOIs can be submitted via the IPDES E-Permitting System (<https://www2.deq.idaho.gov/water/IPDES/>). The 2022 IPDES CGP requires a Storm Water Pollution Prevention Plan (SWPPP), implementation of Best Management Practices (BMPs) to reduce the sediment and other pollutants discharged and requires regular site inspections by persons trained and knowledgeable about erosion, sediment control, and pollution prevention.

Site contractors should remove equipment and machinery from the vicinity of the waterway to an upland location prior to any refueling, repair, or maintenance. After construction is completed, disturbed riparian areas should be re-vegetated.

Waste Management - Hazardous Material - Petroleum Storage

With the increasing population in southeast Idaho, to ensure sufficient solid waste capacity and service availability. It is recommended that subdivision developers be instructed to contact the appropriate solid waste collection provider and landfill for solid waste disposal coordination.

Accidental surface spills of hazardous material products and petroleum hydrocarbon products (i.e., fuel, oil, and other chemicals) are most commonly associated with the transportation and delivery to work sites or facilities. The following Idaho, storage, release, reporting and corrective action regulations may be applicable:

- Hazardous and Deleterious Material Storage IDAPA 58.01.02.800
- Hazardous Material Spills, IDAPA 58.01.02.850
- Rules and Standards for Hazardous Waste IDAPA 58.01.05
- Petroleum Release Reporting, Investigation and Confirmation IDAPA 58.01.02 .851
- Petroleum Release Response and Corrective Action IDAPA 58.01.02.852

Please note, The Idaho Release, Reporting and Corrective Action Regulations, IDAPA 58.01.02.851; require notification within 24 hours of any spill of petroleum product greater than 25 gallons and notification for the

release of lesser amounts if they cannot be cleaned up within twenty-four (24) hours. The cleanup requirements for petroleum are also contained in these regulations.

For reporting requirements of hazardous substances please see Idaho Statute Title 39 Chapter 7, Hazardous Substance Emergency Response Act including section 39-7108 Notification of Release is Required.

EXHIBIT 3

Public Comments

rezoning

From Wendy Wanner <rapid.bus@gmail.com>

Date Wed 4/1/2026 12:11 PM

To Bannock County Planning and Development <development@bannockcounty.gov>

My name is Clark Wanner & I live at 1330 N. , Marsh Creek Rd. I have lived at this address since 1985. In this time I have cleared land and made many improvements to my property to try to make it nice. Within the last year or so a neighbor has brought in dozens of junk cars, trucks, tractors and lots of "junk". Junk which according to Bannock County regulations is illegal. Now a company is proposing to put an asphalt plant a 100 yds from my home. I am 74 ys old with respiratory problems. I don't want to spend my older yrs smelling this plant and listening to the noise. The traffic will greatly increase, according to Mr Matthews to about 10-20 trucks a day. He visited us in Nov about their proposal. This congestion will cause more chances of accidents on an already busy road. Marsh Creek Rd is used for bike races, marathons, motorcycles and people out walking. This stretch of road has a steep grade on each end, inhibiting a vehicles view. I have seen cars coming from either end going way to fast.

Another conflict is the bridge by the cement plant has been hit so many times I cringe every time I have to cross. This bridge is barely wide enough for two vehicles to cross at the same time. You have to be watching for the trucks that use it now, and yield to them.

I believe in progress, just please not at our expense. Bannock County has plenty of other larger and out of the way places for this company. Please don't rezone this and leave it the way it is now. The last I checked it was zoned as residential/agricultural. Thank you for your time.

Clark Wanner
1330 N Marsh Creek Rd.

- 1- Residential Rural is straight line with no reasonable reason to change. The Land in question.
- 2- The problem is the zone could be questioned because the code enforcement allows a junk yard to spring up on the south boundary along with a questionable horse operation.
- 3- The county needs to get a stricter enforcement on existing code violators to keep property at acceptable conditions to meet code requirements.
- 4- Further south on Marsh Creek you have 3 properties encroaching on road right of way with 3 large blue garbage dumpsters that sit on roadway causing a close to hazardous driving pattern. Nothing should exist in the Roadway right of way and should be enforced. Right of way is existing from a determined distance from the center of the road to include a borrow pit with no impairment. County should protect their interest on roadways. No Parking
- 5- Further down Marsh Creek Rd. approx 4 miles a similar situation exists with parking in what would be considered a road zone. This is at the area of Walker street intersection.
- 6- So why the vague proposal for a zone change when the property involved is trying to be sold to a asphalt processing industry? -
- 7- County responsibility should be to protect existing use and primarily tax paying residential.
- 8- It would be a good thing if the P & Z would listen to the majority opinion instead of minority special interest.

Dennis R. Ottley
 908 West Walker Creek
 MS Cannon, Id 83250
 208-257-3000

Received by
 Mary
 4/16/2026
 1:50 pm



PLANNING AND DEVELOPMENT SERVICES

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

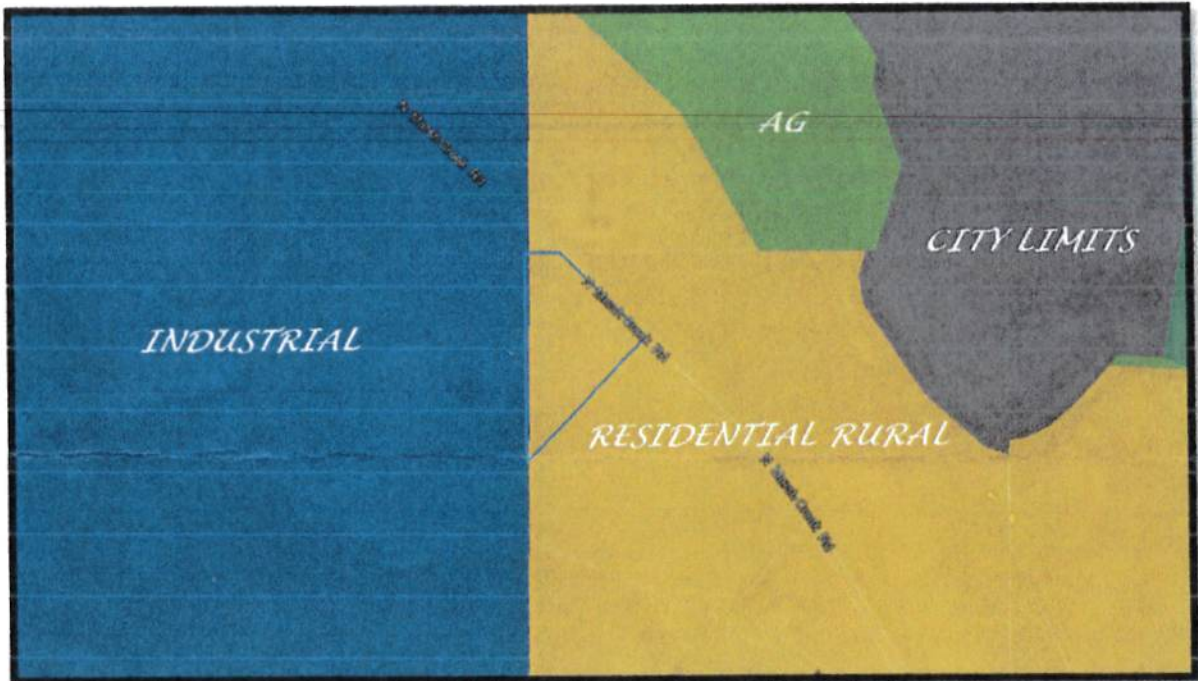
March 26, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: The Bannock County Planning and Development Council will conduct a public hearing and deliberation on April 15, 2026, at 5:15 P.M. The public meeting will be held in Conference Room 1, Office of Planning and Development Services, 5500 S. 5th Ave, Pocatello, ID 83204. Please see our website, www.bannockcounty.gov/planning, for additional information. Pursuant to Idaho Code and County Ordinance, the following items are hereby noticed for publication and will be considered for public hearing:

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.

↓ Don't know where this is



↑ this should read residential Agricutural

FINDINGS

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER

REZONE – ROBERT MATTHEWS
MEETING DATE: APRIL 15, 2026

FILE #: RZO-26-1
LOCATION: RPR4015023905 and is currently unaddressed

APPLICANT Robert Matthews 1716 E. Terry Street Pocatello, ID 83201	OWNER: Christopher Longhurst 715 Kingsbury Sheboygan, WI 53081
--	--

REQUEST & BACKGROUND: Robert Matthews proposes the re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Zoning Map.

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

SITE CHARACTERISTICS AND ZONING:
FUTURE LAND USE PLAN: Residential Rural
PROPERTY SIZE: ~ 2.5 acres
EXISTING STRUCTURES: No existing structures

REQUIRED FINDINGS FOR GRANTING A REZONE, §520:

1. The uses allowed in the proposed district **(would) (would not)** be compatible with surrounding uses.

2. The proposed zoning district **(would) (would not)** adversely affect the surrounding neighborhood's stability and property values.

3. The applicant has shown that there **(is) (is not)** a need for the proposed zoning district in the County or at the proposed location.

4. The public cost resulting from the change in land use **(would) (would not)** be excessive when compared with the public benefit derived from the change in land use.

5. Adequate public services, utilities, and facilities **(would) (would not)** be available to serve the changed land use.

6. The proposed zoning district **(would) (would not)** allow uses that would be detrimental to the environment of the immediate neighborhood.

7. The requested change **(would) (would not)** be in accordance with the goals and policies of the County Comprehensive Plan.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, [recommend approval to the Board of County Commissioners] [recommend denial to the Board of County Commissioners] [tabled] the request by Robert Matthews for a re-designation of approximately 2.5 acres of land from Residential Rural to Industrial on the Zoning Map as described in the application.

Motion by _____, seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted [Yes] [No] [Absent/Recused]
Councilperson Madsen	Voted [Yes] [No] [Absent/Recused]
Councilperson Selleneit	Voted [Yes] [No] [Absent/Recused]
Councilperson Ulrich	Voted [Yes] [No] [Absent/Recused]
Councilperson Ward	Voted [Yes] [No] [Absent/Recused]

Motion carried by a _____ to _____ vote.

Dated this _____ day of _____, 2026.

Signed by (Chairperson) (Vice chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this ____ day of _____, in the year of 2026, before me _____, a notary public, personally appeared _____ 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.

S
E
A
L

Notary Public
My Commission Expires on _____ 20____

BUSINESS ITEMS

AGENDA ITEM NO. 7
Subdivision Preliminary Plat –
Shaw Hollow Estates



PLANNING AND DEVELOPMENT SERVICES

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

PRELIMINARY PLAT– SHAW HOLLOW ESTATES

MEETING DATE: APRIL 15, 2026

STAFF REPORT

FILE #: SPP-26-2

LOCATION: RPR4015006605, currently unaddressed.

APPLICANT:

Shane Remer
1592 N. 775 E.
Shelly, ID 83274

OWNER:

NR Investments LLC
2860 N. Rapid Creek Road
Inkom, ID 83245

RECOMMENDATION: Staff recommends approval with the following conditions:

1. All subsequent plats shall state "Open Space, Block 1 Lot 3, is a separate lot and is restricted from further development but may be farmed, grazed, or timbered, per Bannock County Subdivision Ordinance 1997-4, §401.C.3."
2. Plat shall state "Stormwater drainage shall be retained on site, within each individual lot, per Bannock County Zoning Ordinance 1998-1, §495."
3. 30' access easement shall be removed from lot 3.
4. Lots that meet requirements of §404.B will need to be marked with an "R" on all subsequent plats.

Council may wish to add addition conditions as needed.

REQUEST & BACKGROUND: Shane Remer proposes development for two (2) residential lots and one (1) open space lot. The subject property is parcel RPR4015006605. The affected lots total 10.097 acres generally located off of Rapid Creek Road, a county-maintained road. The development proposes individual well and septic systems. There will be 2 buildable lots between 1.485 and 1.492 acres in size. This subdivision is located ~ 0.90 miles from the City of Inkom boundary.

PRELIMINARY PLAT PROPOSAL SUMMARY:

TOTAL AREA: 10.097 +/- acres

BUILDING LOTS: 2 residential dwelling lot

DWELING UNIT DENTISY: 1 dwelling unit per 5.0485 acres

BUILDING LOT SIZE: ~ 1.485 acres to 1.492 acres

WATER & SEWER: individual well and septic systems

STORMWATER SYSTEM: To be determined

UTILITIES: Power located along Rapid Creek Road.

STAFF REPORT
PRELIMINARY PLAT – Shaw Hollow Estates
Page 1 of 9

FIRE PROTECTION: Jackson Creek Fire District

ROADS/ACCESS: Interior easement via Rapid Creek Road, a county-maintained road

SITE CHARACTERISTICS AND ZONING:

ZONE: Residential Rural (RR)

PROPERTY SIZE: ~10.097 acres

VIEWS: The property is visible from the north, south, and west.

IMPACT AREA: None

FLOOD ZONE: A and AE with Floodway

TERRAIN: Slopes with some flatter areas to build.

EXISTING STRUCTURES: None

SURROUNDING LAND USES AND ZONING:

NORTH: Residential and bare ground, Residential Rural

EAST: Residential and bare ground, Residential Rural

SOUTH: Residential and bare ground, Residential Rural

WEST: Residential and bare ground, Residential Rural

APPLICABLE LAWS AND PLANS:

1. Idaho Code §67-65, LOCAL LAND USE PLANNING ACT – SUBDIVISION ORDINANCE
2. 2040 Bannock County Comprehensive Plan
3. Bannock County Zoning Ordinance, 1998-1
 - a. §320 RESIDENTIAL RURAL DISTRICT
4. Bannock County Subdivision Ordinance, 1997-4, specifically:
 - a. §303 PRELIMINARY PLAT REVIEW
 - b. §400 DESIGN STANDARDS

REVIEW §303.B.

The Council will review the Preliminary Plat as a business item, considering the plat for:

1. **Conformance to concept approval. Preliminary Plats which:**
 - a. **Alter water sources or delivery systems, or other utilities including sewage treatment, as approved in concept;**
 - b. **Increases the total number of lots by 10 percent or more, or**
 - c. **Change access points to existing collector or arterial roads or streets by a distance greater than 50' and not recommended by Staff or Council during concept approval, shall require a new concept review and a new review fee as established by the Board.**

Staff Findings

There was no change in delivery systems or utilities, and the number of lots have not increased from concept approval.

2. Utility easements and facilities

Staff Findings

A utility easement has been shown on the preliminary plat submittal as 15' wide, located outside of the access easement.

The 20' irrigation easement has been added to the plat.

3. Open space if required in concept approval: amount of land, location, use, ownership and management plan.

Bannock County Subdivision Ordinance				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ordinance Section	Staff Comments
x			§401.C	10.097 total acres/ 50% = 5.0485 required open space. 7.120 acres of open space has been proposed.
x			§401.C.2	Open Space is connected with riparian corridors, wetlands, and steep slopes.
x			§401.C.3	A Separate Lot has been proposed per the CC&R's. The plat should have clear language stating Lot 3 is a Separate Lot per the Ordinance. Council may also consider a note on the plat allowing the open space use to be for farming or timbering.
	x			There is a 30' access easement located within the open space. The access easement would be considered development and will not be permitted within open space. If this is an existing easement, the configuration of the subdivision would need adjusted or the easement vacated.
x			§409.A.1	Wetlands have been placed within the Open Space lot.
x			§409.B.2	100 % of slopes greater than 35% have been placed within the Open Space lot.

4. Homeowners' Association Codes, Covenants and Restrictions which carry out conditions imposed by the Council or the goals of the Ordinance and Comprehensive Plan. After approval by Council, County Legal staff will also review prior to recording of plat and codes.

Conditions Imposed by Council				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ordinance Section	Staff Comments
		x		No conditions by Council, at Concept, were imposed on the CC&R's.

Bannock County Subdivision Ordinance				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ordinance Section	Staff Comments
		x	§303.B.3	A Separate Lot has been proposed per the CC&R's. Council should review with Applicant if the intent of the CC&R's is clear.
x			§303.B.7	CC&R's state the shared private access shall be an equal responsibility. Council should review with Applicant if the intent of the CC&R's is clear.

5. Street names. A street name must not duplicate an existing street name in the County or its cities; it must not be derogatory to any person or group.

Staff Findings

No streets are being created within this development.

6. Water Users Association organization and function.

Staff Findings

The developer proposes individual wells and septic systems. It is unclear if there will be pressurized irrigation water to each lot.

7. A Maintenance and Operation Plan for all commonly-owned improvements.

Bannock County Subdivision Ordinance				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ordinance Section	Staff Comments
		x	§303.B.3	A Separate Lot has been proposed per the CC&R's.
x			§303.B.7	CC&R's state the shared private access shall be an equal responsibility.

CRITERIA OF APPROVAL §303.C.

The Preliminary Plat may be approved only if the reviewing authority finds that it satisfies the following criteria:

1. **The Preliminary Plat is in conformance with the Bannock County Planning and Development Council’s approved Concept Plan, all applicable provisions of this Ordinance, other County Codes and Ordinances, and Idaho Code.**
 - a. **Conformance with the Council’s approved concept plan**
Council should review if all conditions have been met.
 - b. **Compliance with the Bannock County Subdivision Ordinance, other County Codes and Ordinances, and Idaho Code.**

Bannock County Zoning Ordinance				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ordinance Section	Staff Comments
x			§326.A	Density of one dwelling to 2.5 acres has been met.
x			§327	Developable lots have been created to ensure no structures can be within 100’ of the riparian area.

Bannock County Subdivision Ordinance				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ordinance Section	Staff Comments
	x		§404.B.	Lots will need marked with an “R” and shaded on the plat that meet the requirements of floodplain, steep slopes, etc.
x			§404.G	Subdivision is less than 4 lots. Access is restricted to the interior easement only.
x			§409	§409.A.1 Wetlands are located within the opens space lot. §409.B.2 Slopes over 35% are located within the open space lot.

Idaho Code				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Code Section	Staff Comments
x			§50-13	Developer will need to research Idaho Code to ensure all provisions have been met.
x			§50-1307	Shaw Hollow Estates has been reviewed with no duplication found.

2. The street plan for the proposed subdivision will permit its development in accordance with this code.

No streets are being created within this development.

3. The street plan for the proposed subdivision will permit the development of adjoining land by providing access to that land by right of way dedicated to the County, or a developed street to the property boundary.

No streets are being created within this development. The development is accessed from the only dedicated right-of-way adjoining this parcel.

4. Lot lines and roads relate to land shapes and existing development.

Due to steep slopes and flood plain, lot lines appear to relate to the land shape. There are no interior roads proposed. Existing surround development of dwellings is consistent with adjacency to Rapid Creek Road.

APPROVAL (WITH CONDITIONS):

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a Subdivision Preliminary Plat, and having found that those criteria for approval are satisfied, I move to approve the Preliminary Plat for Shaw Hollow Estates, as described in the application and staff report, with the following conditions:

1.
2.

APPROVAL (NO CONDITIONS):

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a Subdivision Preliminary Plat, and having found that those criteria for approval are satisfied, I move to approve the Preliminary Plat for Shaw Hollow Estates, as described in the application and staff report.

DENIAL:

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a Subdivision Preliminary Plat, and having found that those criteria for approval are not satisfied, I move to deny the Preliminary Plat for Shaw Hollow Estates, as described in the application and staff report.

I find that the petition fails to comply with... (cite specific standards which are not met and why).

REPORT BY:

Alisse Foster, Subdivision Planner
alissef@bannockcounty.gov

REPORT DATE: April 6, 2026

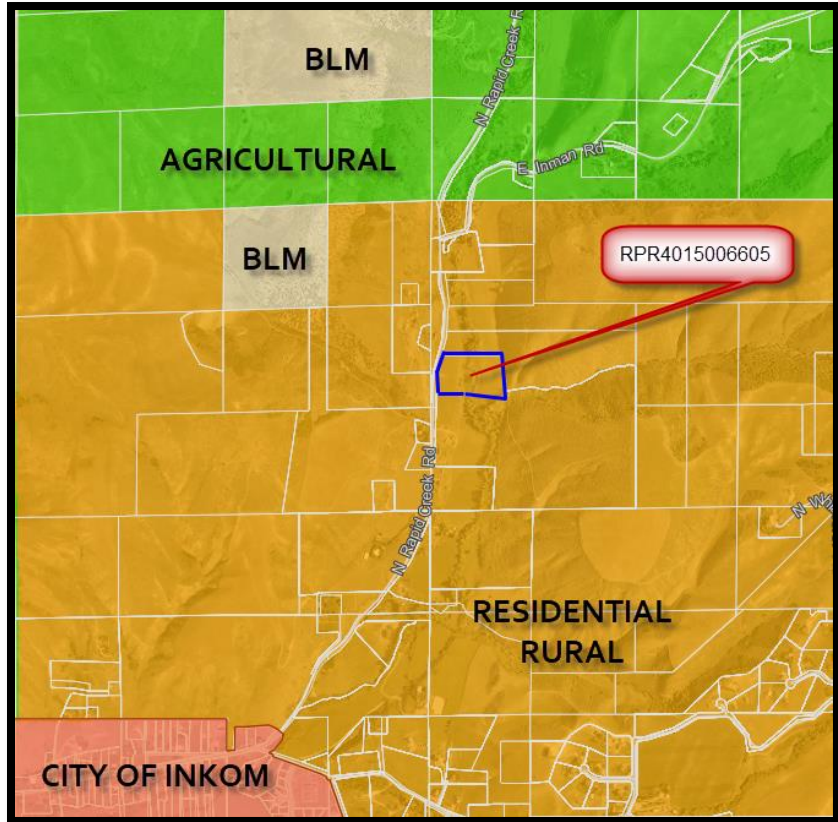
**Staff comments in this report are based upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

EXHIBITS:

1. Referenced Maps
2. Application & Plat
3. Concept Findings
4. Proposed CC&Rs
5. Drainage Plan
6. Detailed Base Flood Elevation Study
7. Agency Comments (if any)
8. Referenced Ordinances – On file



SITE MAP



ZONING MAP



US FISH & WILDLIFE WETLANDS MAP



FEMA MAP



EXPLORER CONTOUR MAP

EXHIBIT 1

Application & Site Plan



Record No:
SPP-26-2

Primary Location
42.812646, -112.221918

Applicant

Shane Remer
 [Redacted]
 [Redacted]
 [Redacted]

Subdivision
Preliminary Plat
Application
Status: Active
Submitted On:
2/17/2026

Owner
No owner information

Owner/Developer Information

Are the Owner and Developer the same?

Owner Name*

NR Investments LLC

Street Address*

City*

State*

Zip Code*

Phone Number*

Email*

Site Information

Proposed Subdivision Name*	Parcel Number(s) *
Shaw Hollow Estates	RPR4015006605
Proposed Number of Lots*	Concept Plan Approval Date*
3	01/21/2026
Quarter*	Section*
SW1/4 NW1/4	14
Township*	Range*
7 South	36 East
Total acreage of parcel(s)?*	Zoning of parcel(s)?*
10.097	Residential Rural District

Drainage and natural features of the site (topography, slope, creeks, streams, etc.) *

Site drains to the east and has a creek that runs through the open space lot.

Existing deed restrictions, easements, and rights-of ways*

Site has an existing access easement that ends at its north boundary and has Rapid Creek Rd against the west boundary

Does the proposed subdivision have any existing well, septic, or structures? * ?

None

Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name*

Phone Number*

Cornerstone Geomatics, LLC



Email *



Preliminary Plat Criteria for Approval

1. The Preliminary Plat is in conformance with the Bannock County P&D Council's approved Concept Plan, all applicable provisions of this Ordinance, other County Codes and Ordinances, and Idaho Code. *

The preliminary plat is presented to be comprised of 3 lots, 1 of which being open space of at least 1/2 of the size of the subject property. The other 2 lots which will be buildable meet the or exceed the minimums as outlined in the ordinance. The subdivision will be accessed from a private drive that intersects Rapid Creek Rd. The subdivision will have a 60 foot access easement with public utility easements along the edges of the access.

2. The street plan for the proposed subdivision will permit its development in accordance with this code.*

The street will be a private street within the provided easement as shown on the preliminary plat.

3. Street plan for proposed subdivision will permit development of adjoining land by providing access to that land by right-of-way dedicated to the County, or a developed street to property boundary.*

The subdivision does not provide access to the adjacent lands. The street will have a cul-de-sac.

4. Lot lines and roads relate to land shapes and existing development.*

There are no existing developments in the vicinity of the land. The shape of the lots are conducive to the use of each lot desired by the owner.

Acknowledgement

I hereby acknowledge that I have read this application and state that the information on this application is correct to the best of my knowledge. ?

*



Electronic Signature [Typed Name of Applicant]*

Shane C. Remer

Date of Signature*

02/17/2026

PRELIMINARY PLAT FOR
SHAW HOLLOW ESTATES
 BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 14,
 TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN
 BANNOCK COUNTY, IDAHO

PROPOSED LOT IMPROVEMENTS

SANITARY SEWER - PRIVATE SEPTIC SYSTEMS
 CULINARY WATER - PRIVATE WELLS
 STORM DRAINAGE - TO BE RETAINED ON EACH LOT
 60' ROAD RIGHT-OF-WAY WITH 60' RADIUS CULDESAC

OPEN SPACE LOT RESTRICTION

OPEN SPACE SHALL NOT BE USED FOR OPEN STORAGE OR FOR
 COLLECTION OF REFUSE, JUNK, OR GARBAGE.

PROPOSED USE

RESIDENTIAL

PROPOSED USE

RESIDENTIAL RURAL

EXISTING USE

RESIDENTIAL RURAL

LANDSCAPE AND VEGETATION

THE SUBJECT PROPERTY IS COMPRISED OF PASTURE TYPE VEGETATION AS
 WELL AS DITCH/CREEK BOTTOM TYPE VEGETATION ALONG WATER WAY

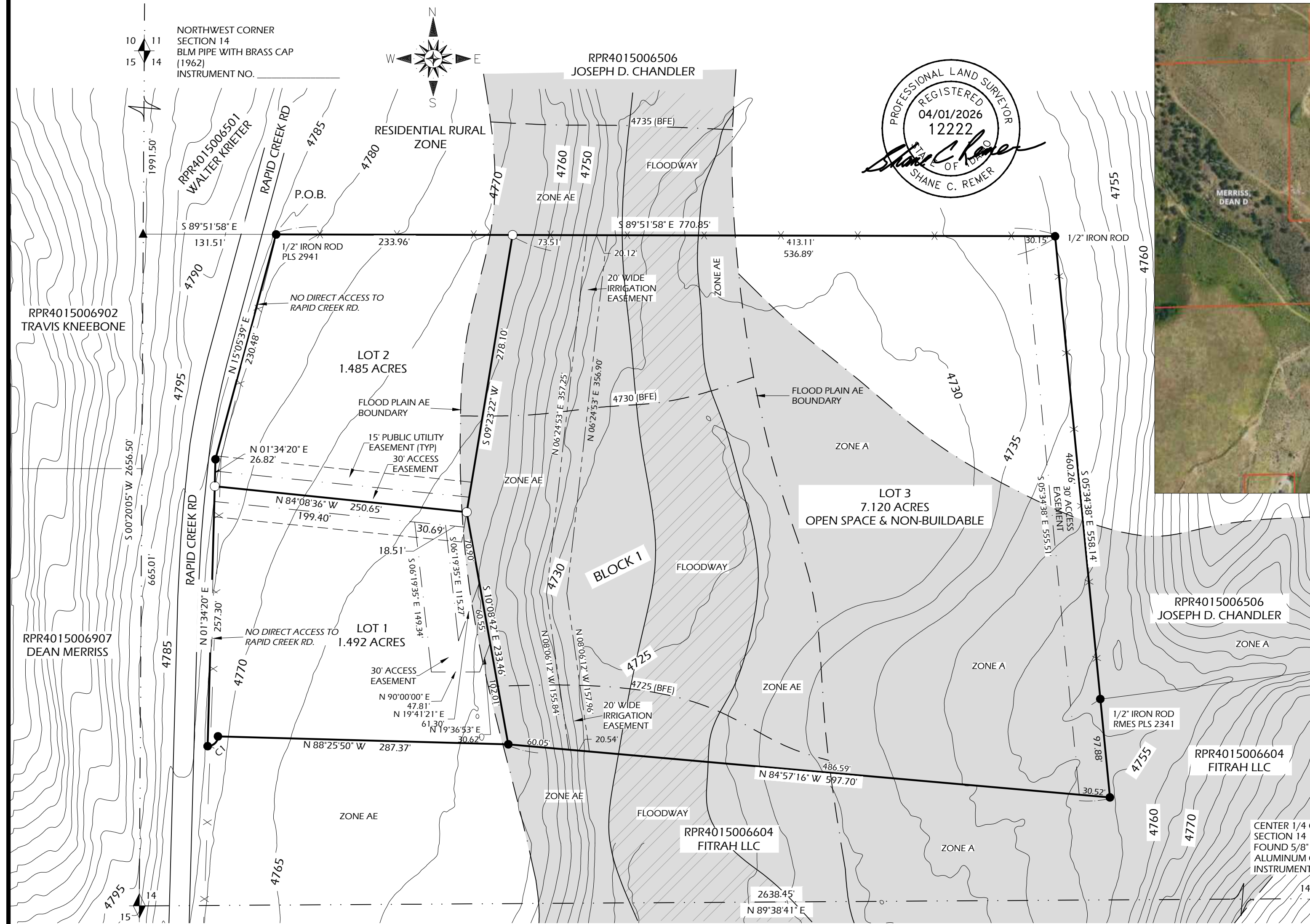
LOT ACCESS RESTRICTION

LOTS SHALL ONLY BE ACCESSED VIA THE PROVIDED PRIVATE ROAD
 EASEMENT.
 NO LOT SHALL HAVE DIRECT ACCESS TO RAPID CREEK ROAD.

CONTACTS

NR INVESTMENTS
 JAY ROCHE 208-681-4440
 STEWART NELSON 208-681-4444

CORNERSTONE GEOMATICS
 SURVEYOR - SHANE REMER 208-390-8643



BASIS OF BEARINGS NOTE
 IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101), US SURVEY FEET, AND USING
 A COMBINED SCALE FACTOR OF 1.0002801849 FOR A GRID TO GROUND CONVERSION.
 REFERENCE FRAME: NAD_83(2011), (EPOCH 2010.0000). THE SYSTEM ORIENTATION IS
 BASED ON GRID NORTH ALONG THE EAST ZONE OF THE CENTRAL MERIDIAN. NO
 CONVERGENCE ANGLE HAS BEEN APPLIED.

LEGEND

	PLS.S. SECTION CORNER CONTROL
	PLACED 5/8" X 24" IRON ROD WITH CAP MARKED PLS 12222
	5/8" IRON ROD WITH CAP MARKED ENSIGN ENG UNLESS OTHERWISE NOTED
	CALCULATED POINT
	P.O.B. POINT OF BEGINNING
	LINE BREAK - DIMENSION NOT TO SCALE
	SECTION LINE
	SURVEYED BOUNDARY LINE
	PROPOSED ACCESS EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED IRRIGATION EASEMENT
	EXISTING FENCE LINE
	FLOOD PLAIN BOUNDARIES AS NOTED
	FLOODWAY (AE) AREA

WEST 1/4 CORNER
 SECTION 14
 FOUND 5/8" IRON ROD
 ALUMINUM CAP (PLS 5074)
 INSTRUMENT NO. 92019046

SURVEYOR'S NARRATIVE

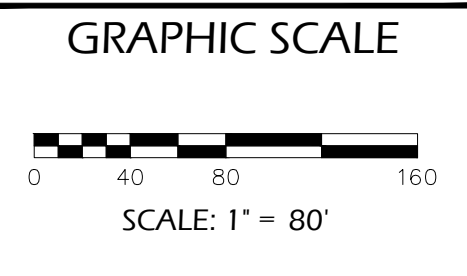
PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY AS DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 22409461 AND TO SUBDIVIDE SAID PARCEL AS PER INSTRUCTIONS FROM NR DEVELOPMENT LLC.

SAID BOUNDARY WAS ESTABLISHED BY LOCATING SECTION CONTROL AS SHOWN HEREON. PROPERTY CORNERS WERE FOUND ONSITE WHICH COINCIDE WITH THE BOUNDARY DESCRIPTION AS PER SAID WARRANTY DEED.

AN ELEVATION CERTIFICATE/STUDY HAS ALSO COMPLETED BY WILLIAMS ENGINEERING INC., TO ESTABLISH A BASE FLOOD ELEVATION AND NOTED IN A MEMORANDUM DATED OCTOBER 29, 2024 FROM GERALD R. WILLIAMS TO NR DEVELOPMENT LLC.

BOUNDARY DESCRIPTION

SHAW HOLLOW I - 10.097 ACRES
 PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 MARKED BY A 1962 BLM PIPE WITH BRASS CAP FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION BEARS
 S 00°20'05" W 2656.50 FEET, THE BASIS OF BEARING FOR THIS DESCRIPTION;
 THENCE S 00°20'05" W 1991.50 FEET ALONG THE WEST BOUNDARY OF SECTION 14;
 THENCE S 89°51'58" E 131.51 FEET TO THE POINT OF BEGINNING; SAID POINT BEING MARKED BY A 1/2" IRON ROD WITH A PLASTIC CAP INSCRIBED PLS 2941;
 THENCE CONTINUING S 89°51'58" E 770.85 FEET TO A 1/2" IRON ROD;
 THENCE S 05°34'38" E 558.14 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP INSCRIBED ENSIGN ENG;
 THENCE N 84°57'16" W 597.70 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP INSCRIBED ENSIGN ENG;
 THENCE N 88°25'50" W 287.37 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP INSCRIBED ENSIGN ENG, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS N 88°14'19" W 10.00 FEET;
 THENCE SOUTHWESTERLY, 15.67 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°46'42" TO THE END OF SAID CURVE WHICH IS MARKED BY A 5/8" IRON ROD WITH A PLASTIC CAP INSCRIBED ENSIGN ENG, SAID CURVE ALSO HAVING THE FOLLOWING CURVE DATA: CHORD BEARING = S 46°39'02" W AND A CHORD LENGTH = 14.11 FEET;
 THENCE N 01°34'20" E 284.12 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP INSCRIBED ENSIGN ENG;
 THENCE N 15°05'39" E 230.48 FEET TO THE POINT OF BEGINNING.
 CONTAINING 10.097 ACRES



SHEET	DRAWN BY
1	SCR
OF	CHECKED BY
	SCR
SHEETS	PROJECT NO.
1	1201
	DATE
	04/01/2026



"Commit to the Lord whatever you do
 and He will establish your plans."
 Proverbs 16:3

5497 Rammell Road, Idaho Falls, ID 83401
 Phone: 208-932-4423
 www.cornerstonegeomatics.com

EXHIBIT 2
Concept Plan –
Recorded Findings (SCP-25-4)

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

**CONCEPT PLAN – SHAW HOLLOW ESTATES
PUBLIC HEARING: JANUARY 21, 2026**

FILE #: SCP-25-4
LOCATION: RPR4015006605, currently unaddressed.

APPLICANT:	OWNER:
Shane Remer	NR Investments LLC
1592 N. 775 E.	2860 N. Rapid Creek Road
Shelly, ID 83274	Inkom, ID 83245

REQUEST & BACKGROUND: Shane Remer proposes development for two (2) residential lots and one (1) open space lot. The subject property is parcel RPR4015006605. The affected lots total 10.097 acres generally located off of Rapid Creek Road, a county-maintained road. The development proposes individual well and septic systems. There will be 2 buildable lots between 1.485 and 3.563 acres in size. This subdivision is located ~0.90 miles from the City of Inkom boundary.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONE: Residential Rural (RR)
PROPERTY SIZE: ~10.097 acres
VIEWS: The property is visible from the north, south, and west.
IMPACT AREA: None
FLOOD ZONE: A and AE with Floodway
TERRAIN: Slopes with some flatter areas to build.
EXISTING STRUCTURES: 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 CONCEPT PLAN – REVIEW CRITERIA, §302.E

1. The proposed tentative plan is in conformance with the Bannock County Comprehensive Plan; is in conformance with applicable provisions of this Ordinance, other County Ordinances, and Idaho Code.
Goal 1.2: A balance of urban and rural amenities to attract families.
Goal 2.2: Development that fosters economic growth while maintaining the rural character of the county.
Strategy 2.2.4: Allow rural developments to offer a mix of lot sizes to support people with diverse incomes, uses, and needs.
Goal 3.3: A rural atmosphere with a variety of housing and commercial development opportunities.

The land is currently zoned Residential Rural (RR). Under the Residential Rural zoning district, a maximum density of one dwelling per 2.5 acres with an open space subdivision is permitted. This proposal meets the allowable density.
2. The proposed roads and bridges **are** designed and constructed according to Section 402 of the Subdivision Ordinance. A design deviation **was not** requested and **was not** granted to equal or exceed these standards for its purpose.
The proposed access will be a private easement and will be designed to the driveway requirements outlined in Bannock County ordinances.
3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.
Lots are accessed from a private drive and the approach connects to a county road.
4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.
Based on condition 2, the existing easements have been addressed and will be reflected on the plat.
5. The blocks of lots **are** located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.
All lots and blocks are placed along a county road and conform to parcels in the vicinity. Lots are in compliance with residential density and relate to surrounding properties. The lots also preserve the existing floodway within the open space.
6. The proposed property is physically suitable for the type and proposed density of development and **does** conform to existing zone standards.
Lots are in compliance with residential density and relate to surrounding properties. The land is currently zoned Residential Rural (RR). Under the Residential Rural zoning district, a maximum density of one dwelling per 2.5 acres with an open space subdivision is permitted. This proposal meets the allowable density.

(If adding approval conditions) with the following conditions of approval,

1. All subsequent plats shall state "All lots shall access directly from the 60' interior access easement and are restricted from direct access off of Rapid Creek Road."
2. The applicant will work with the neighbors to establish an irrigation easement. The irrigation easement shall be depicted on all subsequent plats.
3. 50% of slopes over 30% grade shall be designated open space. All slopes 35% or greater are required to be depicted within the open space lot on all subsequent plats. A slope analysis is required to prove slopes are less than 30% if open space is not adjusted on Preliminary Plat.
4. All existing and proposed easements shall be depicted on all subsequent plats.
5. Detailed Base Flood Elevation Study provided at Preliminary Plat. All subsequent plats shall depict data from said study.
6. All subsequent plats shall state "Open Space shall not be used for open storage or for collection of refuse, junk or garbage."
7. 30' access easement with 15' public utility easements on each side.
8. Remove road name. Proposed road to be classified as a driveway.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Shaw Hollow Estates Concept Plan, 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 21st day of January, 2026.



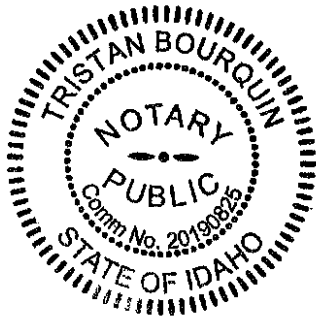
 Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this 21st day of January, in the year of 2026, before me Tristan Bourquin, a notary public, personally appeared Stewart Ward, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

S
E
A
L



Tristan Bourquin
Notary Public
My Commission Expires on 5.27 2031

EXHIBIT 3
Shaw Hollow Estates
Covenants & Restrictions

Shaw Hollow Estates Covenants and Restrictions

The maintenance of the private roadway shall be the responsibility of the owners, in equal parts, of Lots 1 and 2 of Block 1. This shall include initial construction, and general maintenance, as well as winter maintenance.

The open space lot (Lot 3 Block 1) shall be owned and maintained by the owner of Lot 1 Block 1. Lot 2 Block 1 shall not have access to the open space lot.

EXHIBIT 4

Drainage Plan

DRAINAGE PLAN FOR SHAW HOLLOW ESTATES

BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 14,
TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN
BANNOCK COUNTY, IDAHO

PROPOSED LOT IMPROVEMENTS

SANITARY SEWER - PRIVATE SEPTIC SYSTEMS
CULINARY WATER - PRIVATE WELLS
STORM DRAINAGE - TO BE RETAINED ON EACH LOT
60' ROAD RIGHT-OF-WAY WITH 60' RADIUS CULDESAC

OPEN SPACE LOT RESTRICTION

OPEN SPACE SHALL NOT BE USED FOR OPEN STORAGE OR FOR
COLLECTION OF REFUSE, JUNK, OR GARBAGE.

DRAINAGE NOTE

ALL STORM WATER DRAINAGE TO BE RETAINED ON EACH LOT.
ROADWAY DRAINAGE WILL BE RETAINED IN DITCHES ALONGSIDE OF
PRIVATE DRIVE.

PROPOSED USE

RESIDENTIAL

PROPOSED USE

RESIDENTIAL RURAL

EXISTING USE

RESIDENTIAL RURAL

LANDSCAPE AND VEGETATION

THE SUBJECT PROPERTY IS COMPRISED OF PASTURE TYPE VEGETATION AS
WELL AS DITCH/CREEK BOTTOM TYPE VEGETATION ALONG WATER WAY

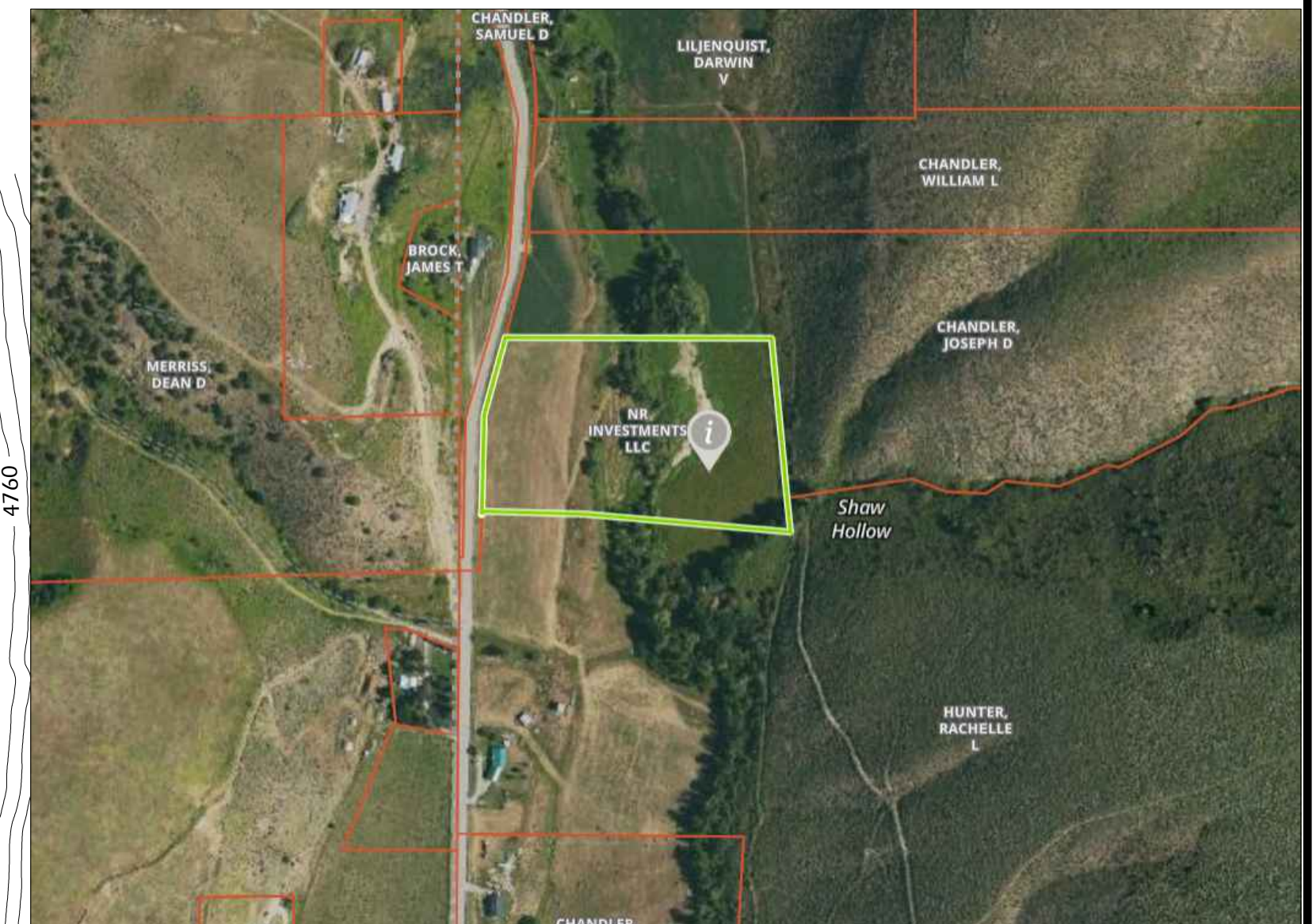
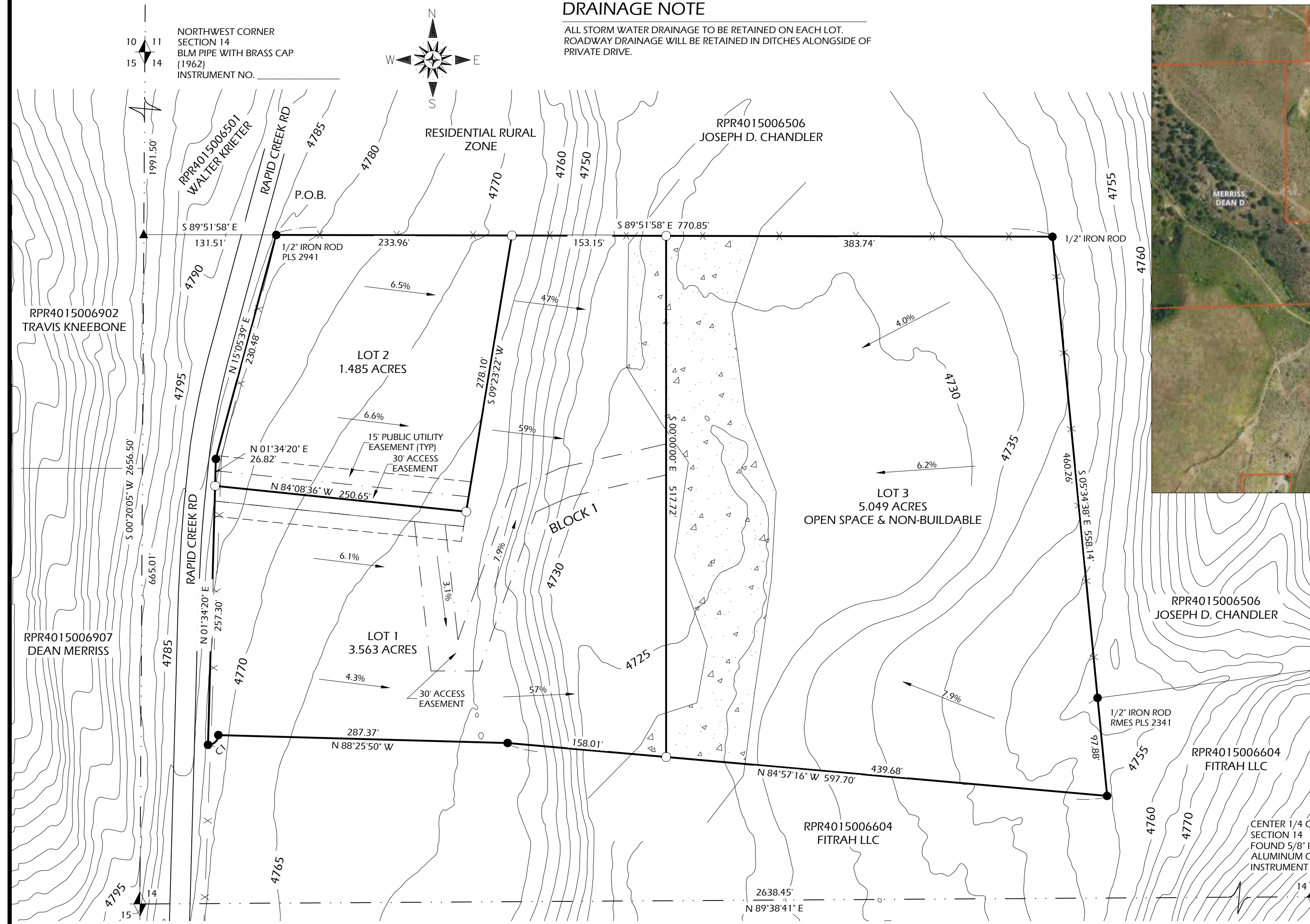
LOT ACCESS RESTRICTION

LOTS SHALL ONLY BE ACCESSED VIA THE PROVIDED PRIVATE ROAD
EASEMENT.
NO LOT SHALL HAVE DIRECT ACCESS TO RAPID CREEK ROAD.

CONTACTS

NR INVESTMENTS
JAY ROCHE 208-681-4440
STEWART NELSON 208-681-4444

CORNERSTONE GEOMATICS
SURVEYOR - SHANE REMER 208-390-8643



BASIS OF BEARINGS NOTE

IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101), US SURVEY FEET, AND USING
A COMBINED SCALE FACTOR OF 1.0002801849 FOR A GRID TO GROUND CONVERSION.
REFERENCE FRAME: NAD 83(2011), (EPOCH 2010.0000). THE SYSTEM ORIENTATION IS
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CONVERGENCE ANGLE HAS BEEN APPLIED.

LEGEND

- P.L.S.S. SECTION CORNER CONTROL
- PLACED 5/8" X 24" IRON ROD WITH CAP MARKED PLS 12222
- 5/8" IRON ROD WITH CAP MARKED ENSIGN ENG UNLESS OTHERWISE NOTED
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- LINE BREAK - DIMENSION NOT TO SCALE
- SECTION LINE
- SURVEYED BOUNDARY LINE
- PROPOSED ACCESS EASEMENT
- EXISTING FENCE LINE
- DECIDUOUS TREE AREA/CREEK

WEST 1/4 CORNER
SECTION 14
FOUND 5/8" IRON ROD
ALUMINUM CAP (PLS 5074)
INSTRUMENT NO. 92019046

SURVEYOR'S NARRATIVE

PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY AS DESCRIBED IN WARRANTY DEED INSTRUMENT NO.
22409461 AND TO SUBDIVIDE SAID PARCEL AS PER INSTRUCTIONS FROM NR DEVELOPMENT LLC.

SAID BOUNDARY WAS ESTABLISHED BY LOCATING SECTION CONTROL AS SHOWN HEREON. PROPERTY CORNERS
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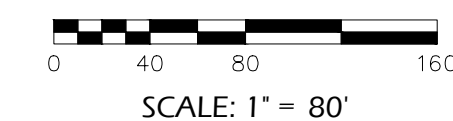
AN ELEVATION CERTIFICATE/STUDY HAS ALSO COMPLETED BY WILLIAMS ENGINEERING INC., TO ESTABLISH A BASE
FLOOD ELEVATION AND NOTED IN A MEMORANDUM DATED OCTOBER 29, 2024 FROM GERALD R. WILLIAMS TO NR
DEVELOPMENT LLC.

WARNING: A TITLE SEARCH WAS NOT PERFORMED ON THIS PROPERTY. THERE MAY EXIST EASEMENTS FOR ACCESS AND OR
UTILITIES ASSOCIATED WITH THIS PROPERTY THAT ARE NOT SHOWN HEREON.

BOUNDARY DESCRIPTION

SHAW HOLLOW I - 10.097 ACRES
PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE
PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 MARKED BY A 1962 BLM PIPE WITH BRASS CAP FROM WHICH THE WEST 1/4 CORNER OF
SAID SECTION BEARS
S 00°20'05" W 2656.50 FEET, THE BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE S 00°20'05" W 1991.50 FEET ALONG THE WEST BOUNDARY OF SECTION 14;
THENCE S 89°51'58" E 131.51 FEET TO THE POINT OF BEGINNING; SAID POINT BEING MARKED BY A 1/2" IRON ROD WITH A PLASTIC CAP INSCRIBED
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THENCE CONTINUING S 89°51'58" E 770.85 FEET TO A 1/2" IRON ROD;
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CURVE DATA: CHORD BEARING = S 46°39'02" W AND A CHORD LENGTH = 14.11 FEET;
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THENCE N 15°05'39" E 230.48 FEET TO THE POINT OF BEGINNING;
CONTAINING 10.097 ACRES

GRAPHIC SCALE



SHEET 1 OF SHEETS 1	DRAWN BY SCR
	CHECKED BY SCR
PROJECT NO. 1201	
DATE 02/16/2026	



A Professional Land Surveying Company

"Commit to the Lord whatever you do
and He will establish your plans."
Proverbs 18:3

5497 Rammell Road, Idaho Falls, ID 83401
Phone: 208-932-4423
www.cornerstonegeomatics.com

EXHIBIT 5
BFE Memo & Exhibits



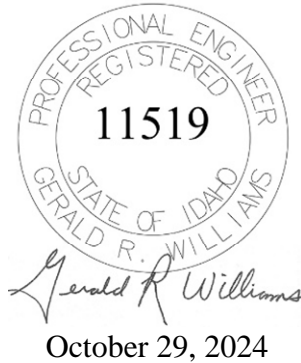
Memorandum

To: NR Development LLC

From: Gerald R Williams, P.E.

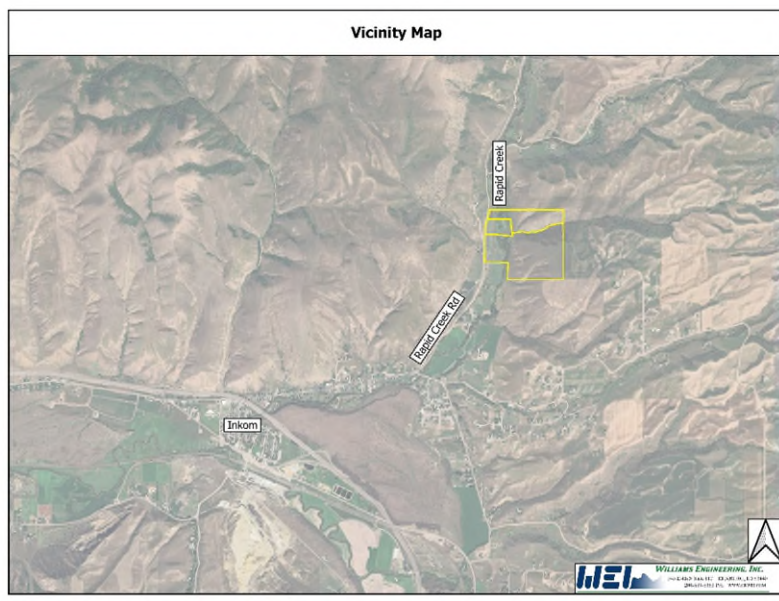
Date: October 29, 2024

Re: Floodplain on Parcels:
RPR4015006605
RPR4015006506
RPR4015006604
Bannock County, ID



General Project Description and Purpose NR Development intends to subdivide parcel RPR4015006605 and possibly RPR4015006506. Per FEMA regulations, if an area 5 acres or greater is all or partially mapped in a Zone A floodplain, which does not have flood elevations, then base flood elevations (BFEs) showing the 1% annual chance (100-year) flood elevations must be established. But the boundary between the second and third parcel in the subject description share a boundary located at the center of the drainageway, and one cannot analyze only half a stream. Furthermore, the owner of the 3rd parcel also has lower ground shown to be in a zone A floodplain. The two parties agreed to have WEI determine the BFEs on all three parcels.

A vicinity map is provided below. *Exhibit 1 – FEMA Effective Floodplain* shows an aerial image overlaid with the parcel boundaries and identifications and the effective zone AE and zone A boundaries with labels. Rapid Creek is mapped as an AE zone for which BFEs have been established, so it is only for the two A zones that BFEs must be determined.





General Floodplain Information

The effective FEMA mapping panels involved are 16005C0405D, 16005C0411D, and barely the corner of 16005C0415D. WEI did not need to georeference the panel mapping because D-FIRMS have been prepared for flood maps in Bannock County.

All three channels are very steep, and especially the two tributaries mapped as Zone A. As such, the width of the floodplains are unlikely to be as wide as shown on the FEMA mapping. For the purposes of determining BFEs in the A zones, WEI will need to determine the 1% annual chance flood rate of each tributary and create a floodplain hydraulic model that will show depths, limits, and elevation of flood flows.

Zone A Watershed Areas and Flow Rates WEI used the USGS StreamStats program to identify the watersheds for the two tributaries. For the east tributary, the watershed area is 1.09 square miles or 698 acres. The determined 1% annual flow rate is 153 cubic feet per second (cfs). The west tributary watershed area is 0.77 square miles or 493 acres with a 1% annual chance flow rate of 130 cfs. These watersheds and information are provided on *Exhibit 2 – Tributary Watersheds*. StreamStats reports are provided in Technical Appendices.

Rather than model the runoff using the peak flows as steady flows; that is, as flows that are constant over time, WEI used the NRCS 24-hour Type II unit hydrograph, which is appropriate for this area, and applied that to the peak flow rate to convert the steady runoff to a flood hydrograph that is a skewed bell curve containing the peak runoff rate.

Vertical Datum FEMA flood information for this area is all on the NAVD 1988 vertical datum, which datum is used for all information provided below and on exhibits.

Effective Mapping Discrepancies WEI used public LiDAR data for the terrain. Overlaying the effective AE mapping and BFEs on the terrain shows substantial inconsistencies. The mapped location of the river is not only west of where the river channel is really at, but based on BFEs and the terrain, the floodplain width is also less. Elevation discrepancies are noted below.

Mapping Discrepancies		
Effective BFE	Ground Elevation @	
	West End of BFE	East End of BFE
4705	4710	4749
4710	4723	4751
4715	4712	4719
4720	4720	4735
4725	4756	4737
4730	4766	4727
4735	4770	4730
4740	4770	4735



Exhibit 3 – Unadjusted and Adjusted Effective BFEs and AE Zone Limits shows the comparison of the unadjusted and adjusted BFE lengths and locations and the widths and locations of the AE zone floodplain limits. **THIS IS NOT A REMAPPING PROJECT OR A LOMR TO CHANGE FEMA MAPPING.** However, to show proper BFEs for the A Zones, it is necessary to properly show the AE zone to which the A zone BFEs will interface. The adjustments do not change the established elevations of FEMA BFEs but rather honors them by putting them in the right location and setting the correct length.

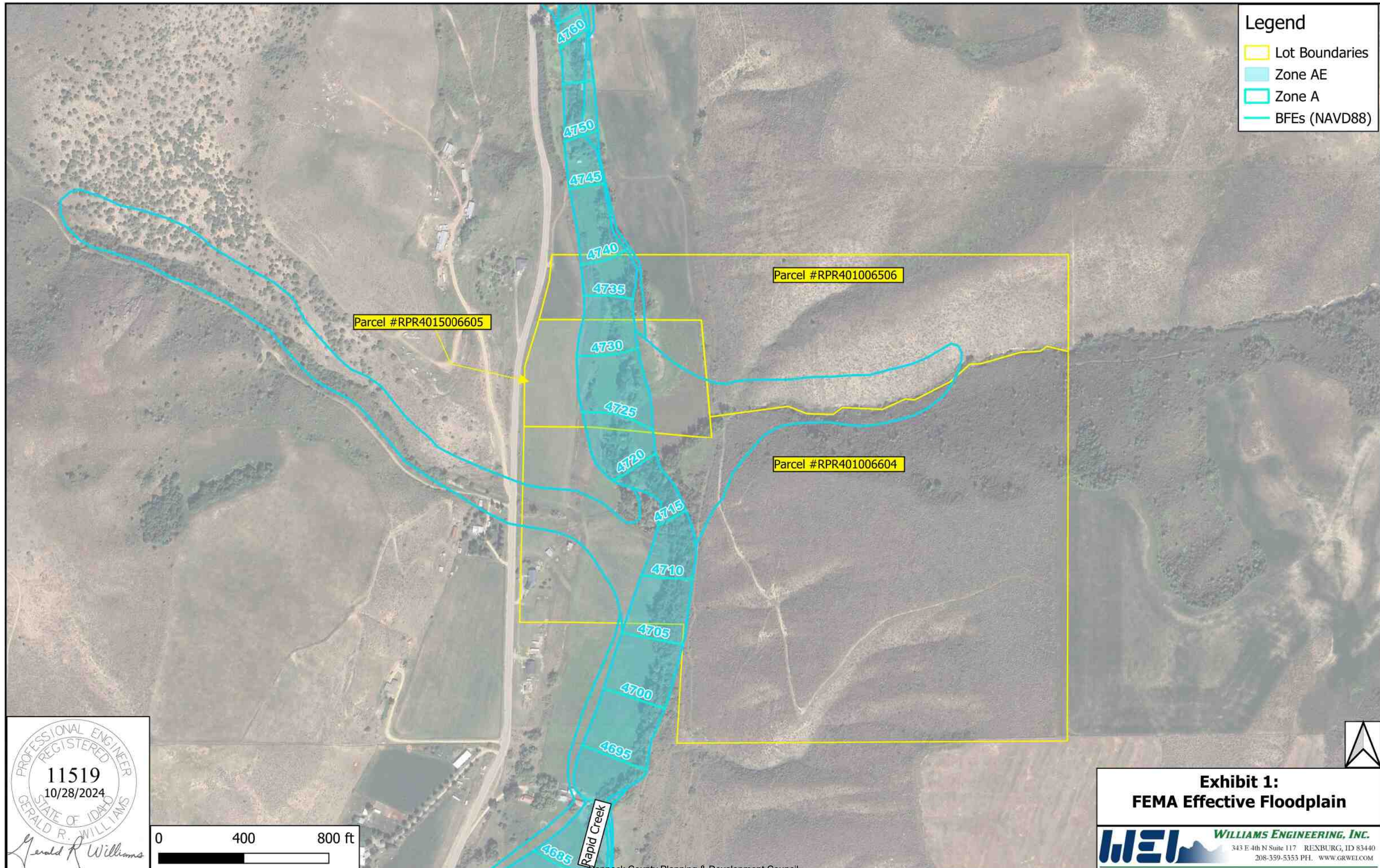
HEC-RAS 2D Floodplain Hydraulic Model Most of the A zones are very incised V-shaped valleys for which 1D modeling is suitable. However, each valley channel opens into an alluvial fan at the mouth, and 1D modeling does not work with the radial contours of an alluvial fan. Furthermore, the receiving terrain and water surface elevation varies all along the interface between the two which is best and most easily modeled using 2D. Consequently, WEI’s model is a 2D model.

100-Year Flood Level The west tributary runoff splits into 5 shallow channels between the road and Rapid Creek, and the east tributary runoff splits into 4 shallow channels before joining the Rapid Creek flow. Depths are shallow and the “islands” in between are barely above flood level. It is common practice to map alluvial fans as all being in the floodplain, which was the approach WEI took. For the “islands” the BFE may be at or shown a little below or above the ground surface, so while shown to be in a floodplain, the depths are very minor.

Exhibit 4 – Adjusted Effective and WEI Floodplain Limits and BFEs shows the final BFEs that the County has requested. They are on the NAVD 1988 vertical datum.

Legend

-  Lot Boundaries
-  Zone AE
-  Zone A
-  BFEs (NAVD88)

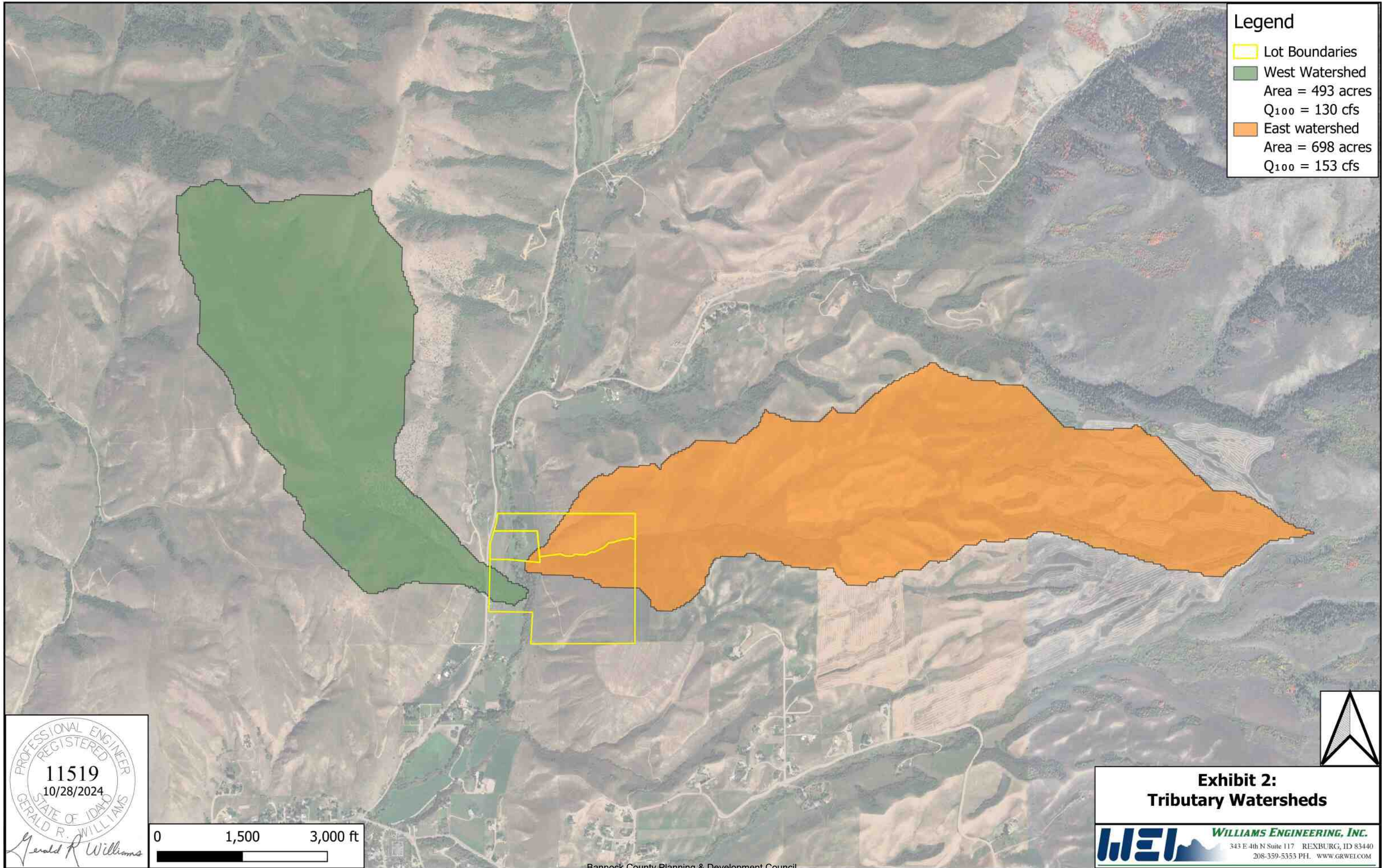


PROFESSIONAL ENGINEER
REGISTERED
11519
10/28/2024
STATE OF IDAHO
GERALD R. WILLIAMS
Gerald R. Williams



**Exhibit 1:
FEMA Effective Floodplain**

WEI WILLIAMS ENGINEERING, INC.
343 E 4th N Suite 117 REXBURG, ID 83440
208-359-5353 PH. WWW.GRWEL.COM



- Legend**
- Lot Boundaries
 - West Watershed
Area = 493 acres
Q₁₀₀ = 130 cfs
 - East watershed
Area = 698 acres
Q₁₀₀ = 153 cfs

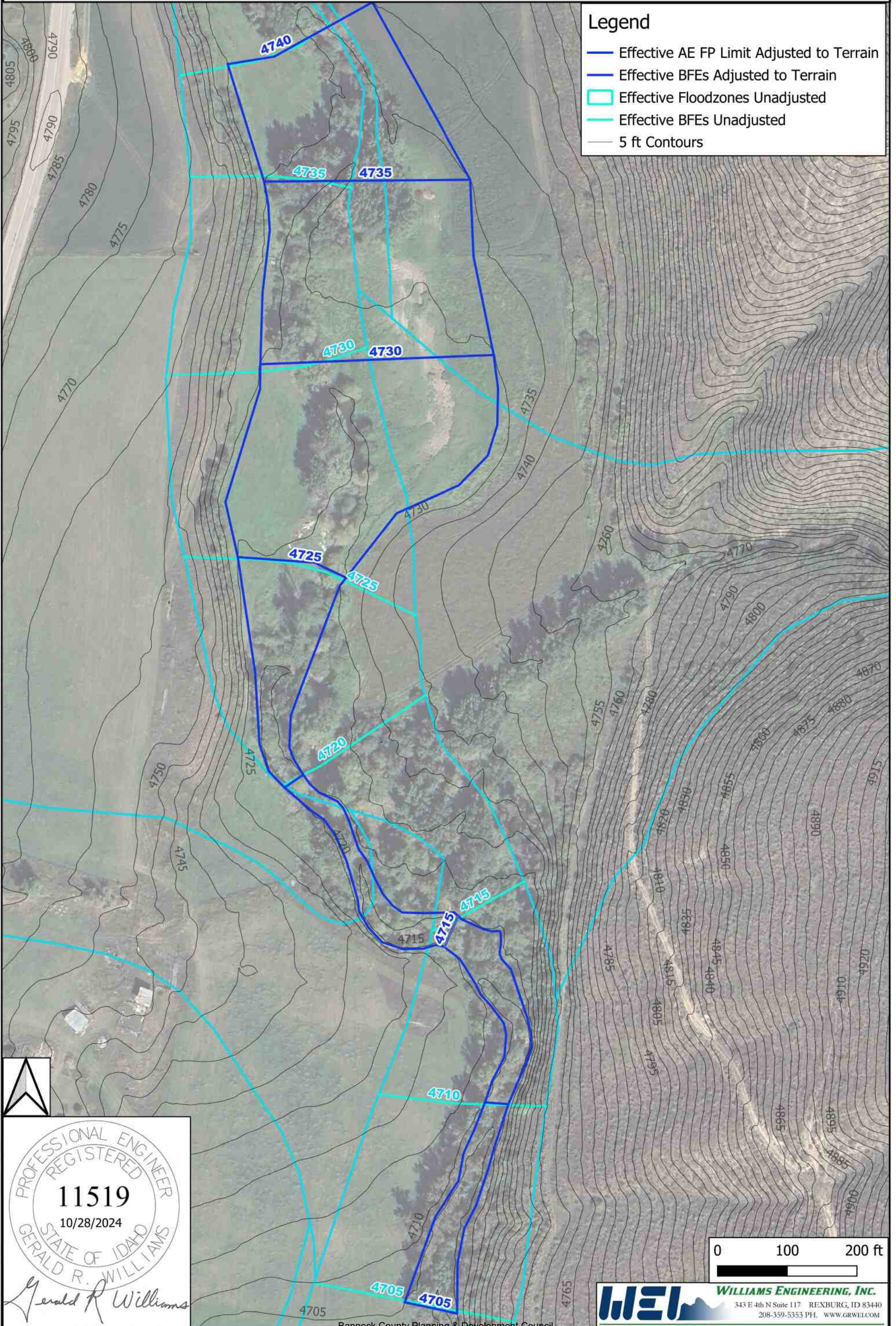
PROFESSIONAL ENGINEER
REGISTERED
11519
10/28/2024
STATE OF IDAHO
GERALD R. WILLIAMS
Gerald R. Williams

0 1,500 3,000 ft

**Exhibit 2:
Tributary Watersheds**

WEL WILLIAMS ENGINEERING, INC.
343 E 4th N Suite 117 REXBURG, ID 83440
208-359-5353 PH. WWW.GRWEL.COM

Exhibit 3 Unadjusted and Adjusted Effective BFEs and AE Zone Limits



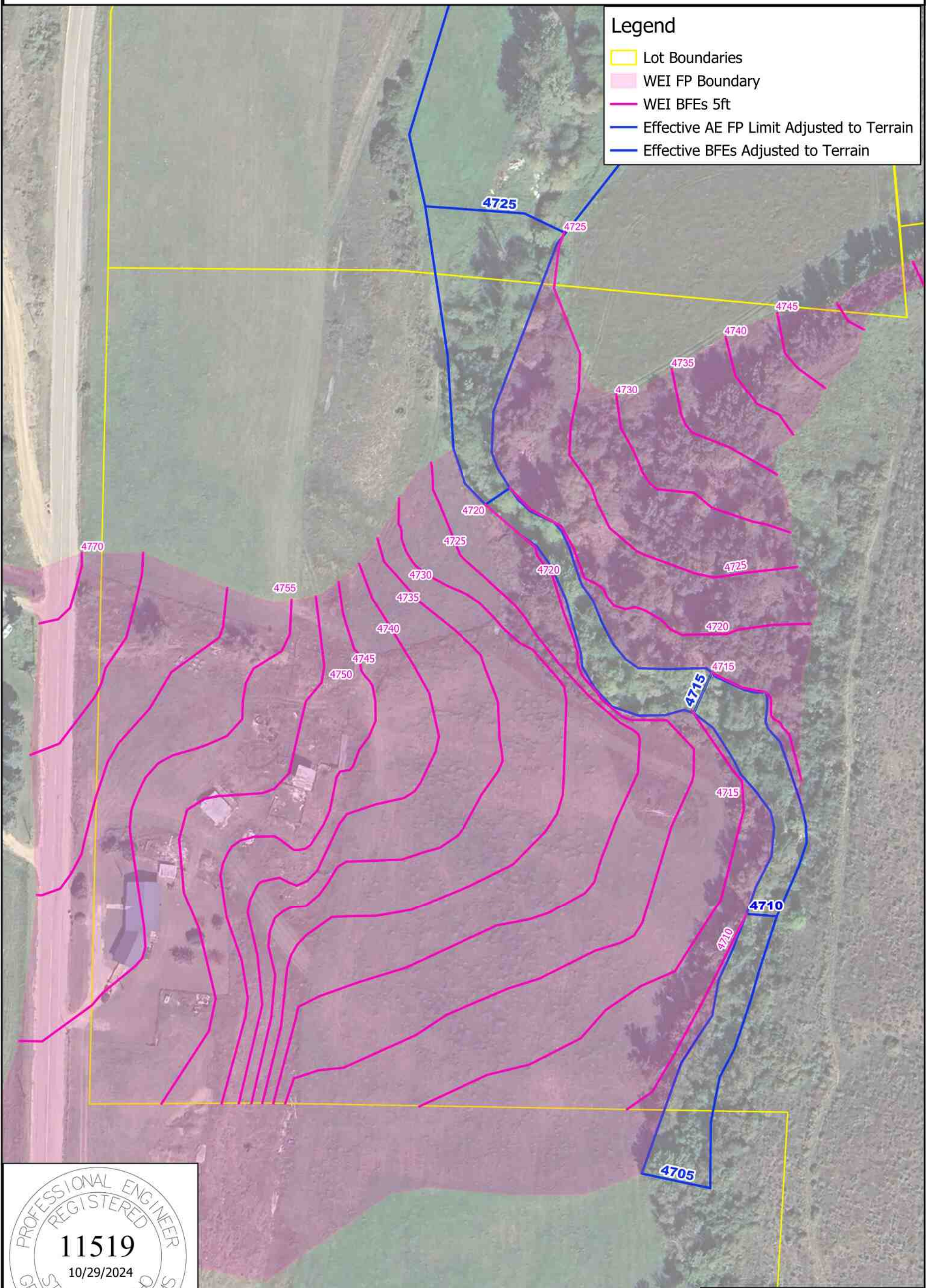
PROFESSIONAL ENGINEER
 REGISTERED
11519
 10/28/2024
 STATE OF IDAHO
 GERALD R. WILLIAMS
Gerald R Williams

WILLIAMS ENGINEERING, INC.
343 E 4th N Suite 117 REXBURG, ID 83440
 208-359-5353 PH. WWW.GRWEL.COM

Exhibit 4A: WEI Floodplain Limits and BFEs



Exhibit 4B Adjusted Effective and WEI Floodplain Limits and BFEs



Legend

- Lot Boundaries
- WEI FP Boundary
- WEI BFEs 5ft
- Effective AE FP Limit Adjusted to Terrain
- Effective BFEs Adjusted to Terrain


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GERALD R. WILLIAMS

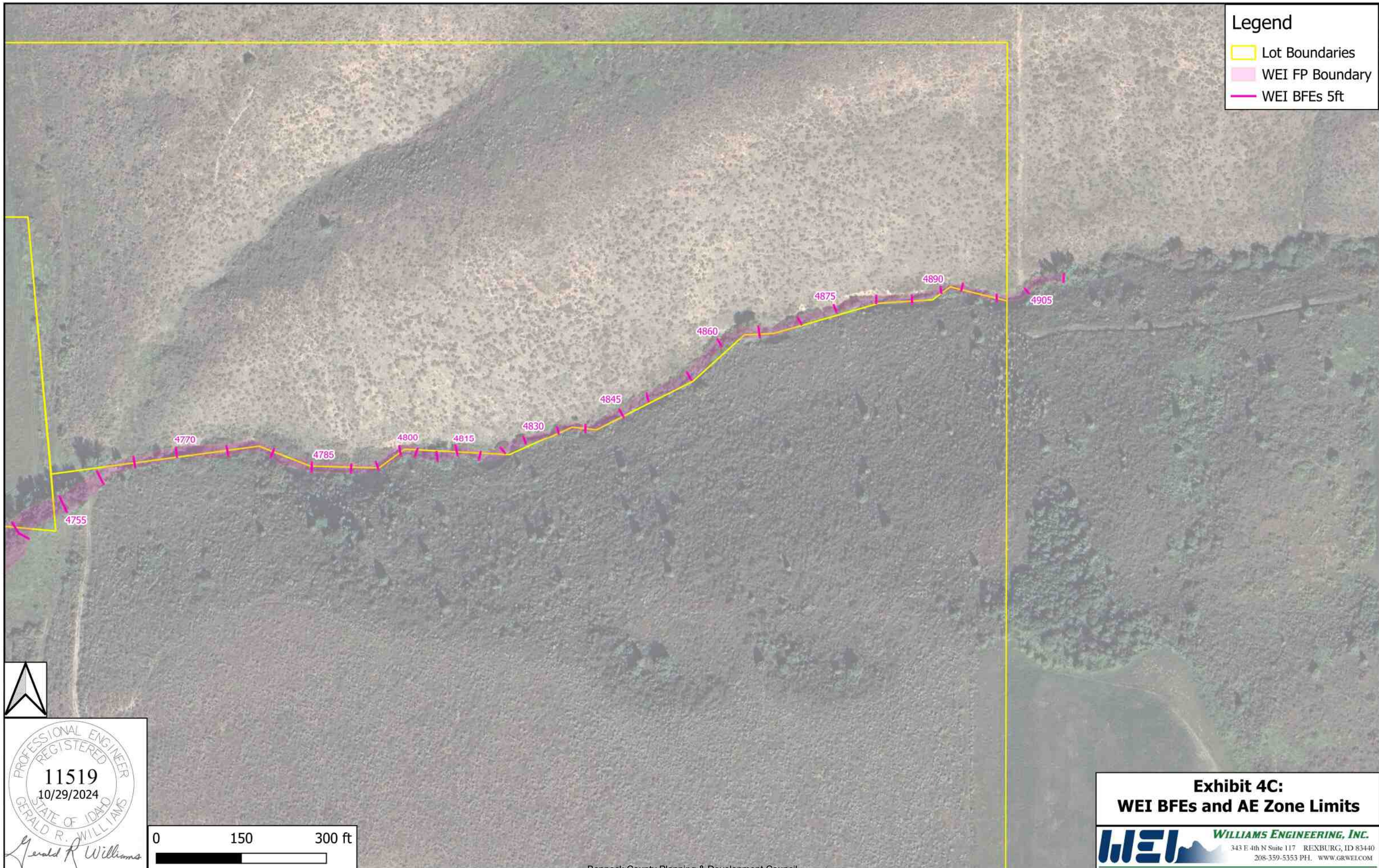
Gerald R Williams



WEI **WILLIAMS ENGINEERING, INC.**
343 E 4th N Suite 117 REXBURG, ID 83440
208-359-5353 PH. WWW.GRWEL.COM

Legend

-  Lot Boundaries
-  WEI FP Boundary
-  WEI BFEs 5ft



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GERALD R. WILLIAMS
Gerald R. Williams

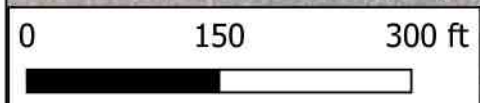



Exhibit 4C:
WEI BFEs and AE Zone Limits

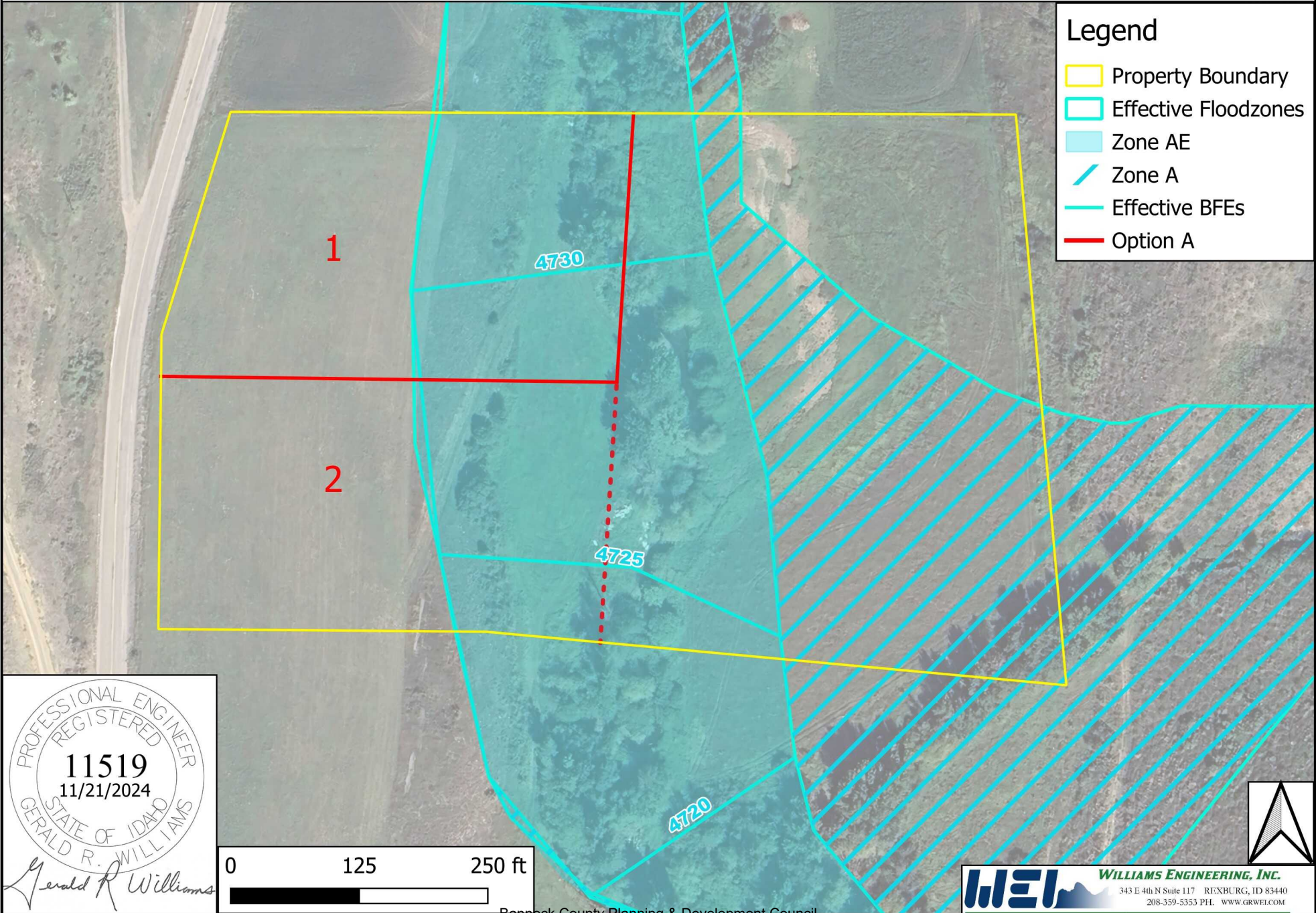


WILLIAMS ENGINEERING, INC.
343 E 4th N Suite 117 REXBURG, ID 83440
208-359-5353 PH. WWW.GRWEL.COM

Option A

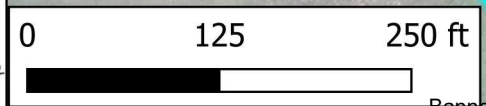
Legend

- Property Boundary
- Effective Floodzones
- Zone AE
- Zone A
- Effective BFEs
- Option A



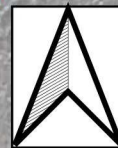
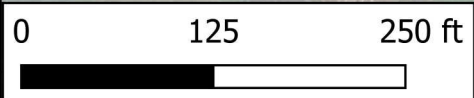
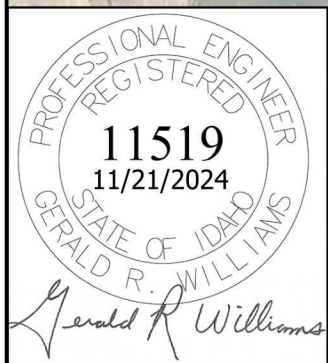
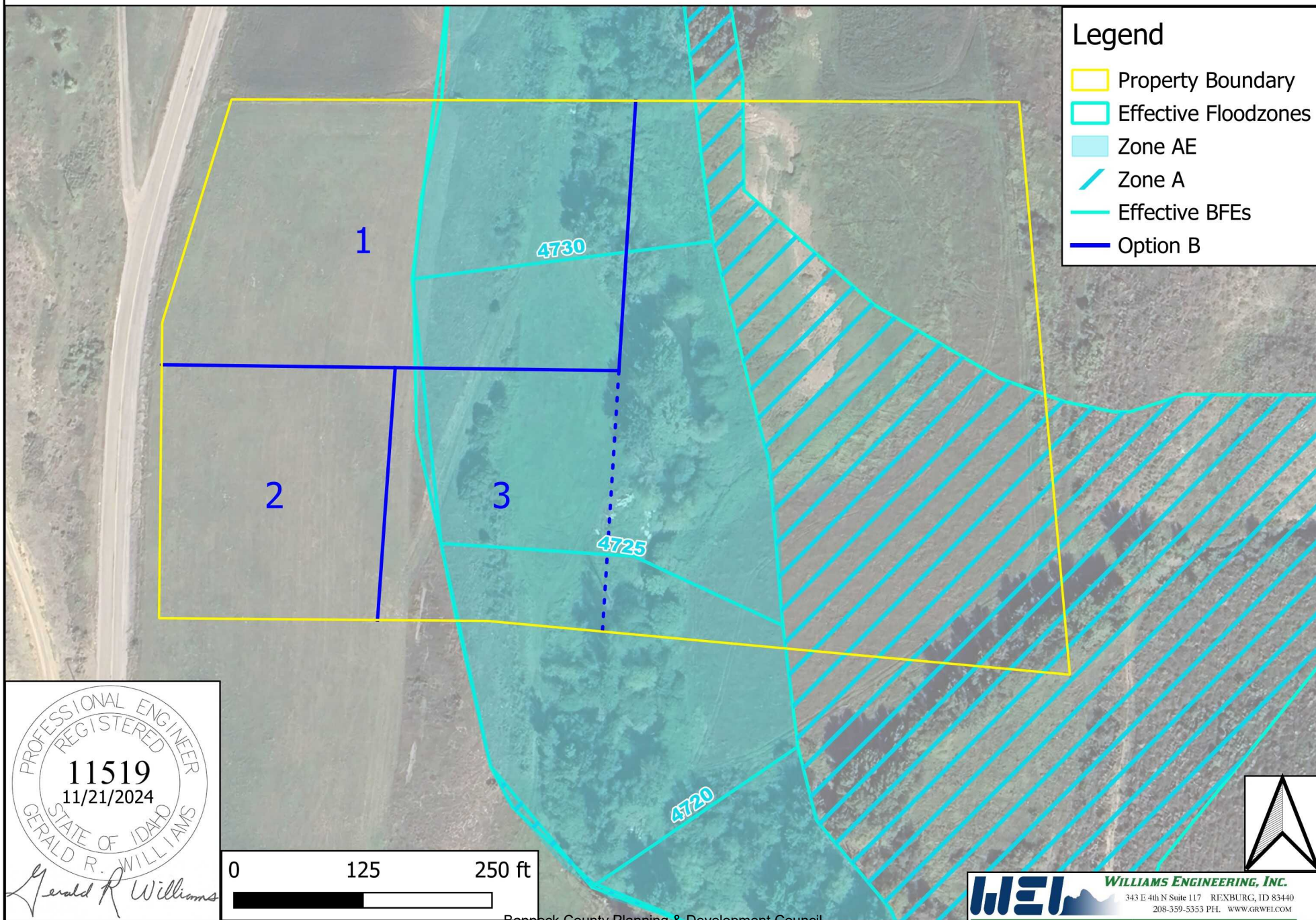
PROFESSIONAL ENGINEER
REGISTERED
11519
11/21/2024
STATE OF IDAHO
GERALD R. WILLIAMS

Gerald R. Williams



WEL WILLIAMS ENGINEERING, INC.
343 E 4th N Suite 117 RIFXBURG, ID 83440
208-359-5353 PH. WWW.GRWEL.COM

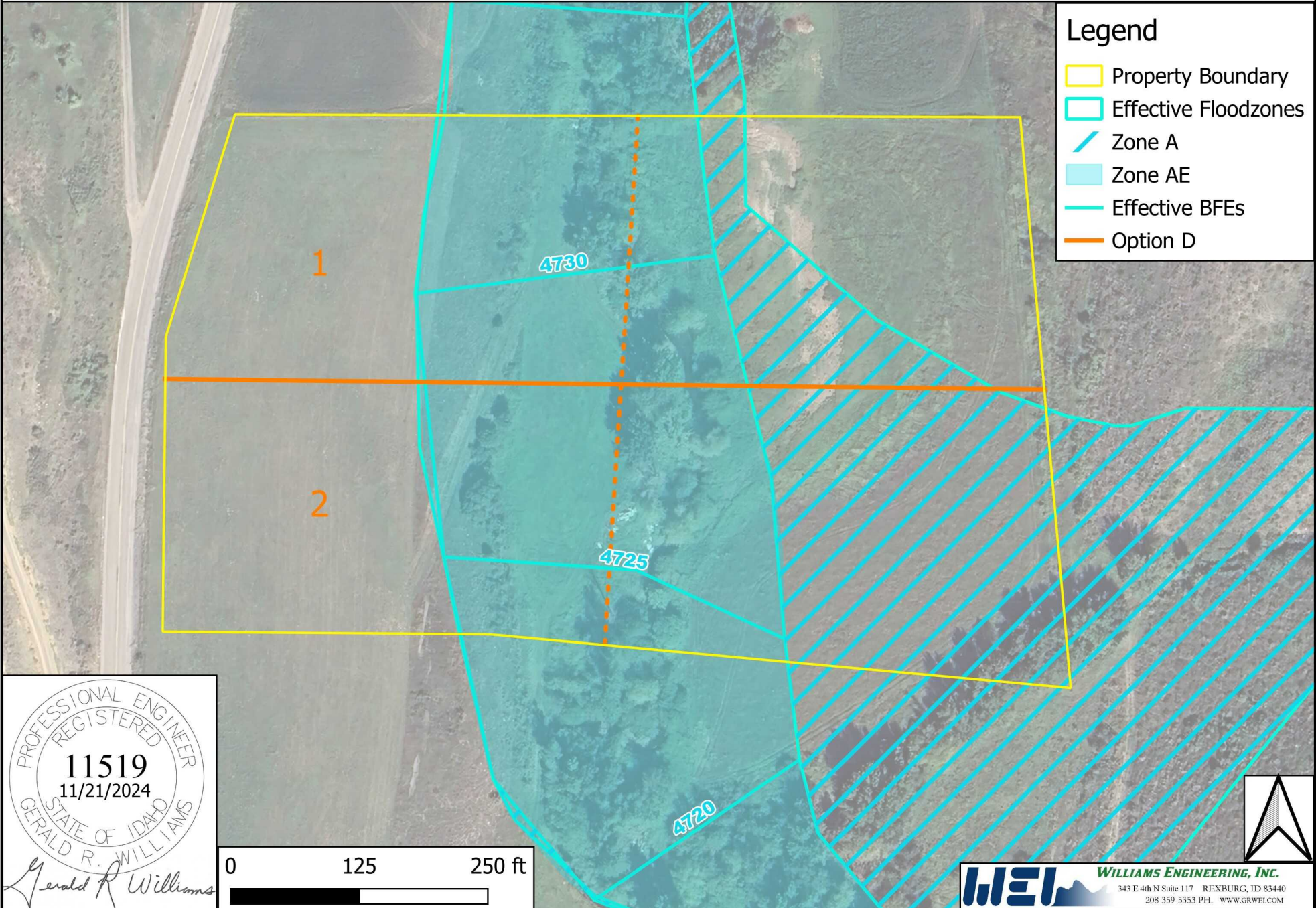
Option B



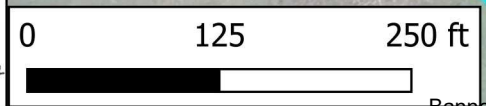
Option D

Legend

- Property Boundary
- Effective Floodzones
- Zone A
- Zone AE
- Effective BFEs
- Option D



PROFESSIONAL ENGINEER
REGISTERED
11519
11/21/2024
STATE OF IDAHO
GERALD R. WILLIAMS
Gerald R. Williams



WEI WILLIAMS ENGINEERING, INC.
343 E 4th N Suite 117 REXBURG, ID 83440
208-359-5353 PH. WWW.GRWEL.COM

FINDINGS

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

**PRELIMINARY PLAT–SHAW HOLLOW ESTATES
MEETING DATE: APRIL 15, 2026**

FILE #: SPP-26-2
LOCATION: RPR4015006605, currently unaddressed.

APPLICANT: Shane Remer 1592 N. 775 E. Shelly, ID 83274	OWNER: NR Investments LLC 2860 N. Rapid Creek Road Inkom, ID 83245
--	--

REQUEST & BACKGROUND: Shane Remer proposes development for two (2) residential lots and one (1) open space lot. The subject property is parcel RPR4015006605. The affected lots total 10.097 acres generally located off of Rapid Creek Road, a county-maintained road. The development proposes individual well and septic systems. There will be 2 buildable lots between 1.485 and 1.492 acres in size. This subdivision is located ~ 0.90 miles from the City of Inkom boundary.

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

SITE CHARACTERISTICS AND ZONING:

ZONE: Residential Rural (RR)
PROPERTY SIZE: ~10.097 acres
VIEWS: The property is visible from the north, south, and west.
IMPACT AREA: None
FLOOD ZONE: A and AE with Floodway
TERRAIN: Slopes with some flatter areas to build.
EXISTING STRUCTURES: None

CRITERIA FOR APPROVAL:

1. The preliminary plat **[is] [is not]** in conformance with the Bannock County Planning and Development Council’s approved Concept Plan, all applicable provisions of the Bannock County Subdivision Ordinance, other County Codes and Ordinances, and Idaho Code.

2. The street plan for the proposed subdivision **[will] [will not]** permit its development in accordance with the Bannock County Subdivision Ordinance.

3. The street plan for the proposed subdivision **[will] [will not]** permit the development of adjoining land by providing access to that land by right of way dedicated to the County, or a developed street to the property boundary.

4. Lot lines and roads **[do] [do not]** relate to land shapes and existing development.

CONDITIONS (If any)

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request of the Preliminary Plat for Shaw Hollow Estates, as described in the application, shall be **[approved]** **[denied]** **[tabled]**.

Motion by _____, seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted [Yes] [No] [Absent/Recused]
Councilperson Madsen	Voted [Yes] [No] [Absent/Recused]
Councilperson Selleneit	Voted [Yes] [No] [Absent/Recused]
Councilperson Ulrich	Voted [Yes] [No] [Absent/Recused]
Councilperson Ward	Voted [Yes] [No] [Absent/Recused]

Motion carried by a _____ to _____ vote.

Dated this _____ day of _____, 2026.

Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this _____ day of _____, in the year of 2026, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

S
E
A
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Notary Public
My Commission Expires on _____ 20____

AGENDA ITEM NO. 8
Variance Extension Request –
Ted Van Horn



PLANNING AND DEVELOPMENT SERVICES

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

VARIANCE EXTENSION BUSINESS HEARING: APRIL 15, 2026 STAFF REPORT

FILE #: VAR-25-11
LOCATION: RPRRSGP003202 and is currently addressed as 3670 Utah Drive, Inkom, ID 83245

APPLICANT/OWNER:

Ted Van Horn
3670 Utah Drive
Inkom, ID 83245

REQUEST & BACKGROUND: The applicant, Ted Van Horn, seeks a variance extension according to §540.7 of the Bannock County Zoning Ordinance. The original variance was approved on August 20, 2025, and the six-month approval expired February 20, 2026. The applicant was approved a variance for a 20' right-of-way setback off of Aubrey Lane and a variance for a 25' right-of-way setback off of Utah Drive.

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Rural

PROPERTY SIZE: ~ 1.00 acre

VIEWS: The property is visible from the road

EXISTING STRUCTURES: One residential accessory structure and two (2) Connex structures

AREA OF CITY IMPACT: None

SURROUNDING LAND USES AND ZONING

NORTH: Residential; Residential Rural

EAST: Residential; Residential Rural

SOUTH: Residential; Residential Rural

WEST: Residential; Residential Rural

APPLICABLE LAWS AND PLANS:

1. Idaho Code §67-6516, Variance – Definition – Application – Notice – Hearing.
2. Bannock County Comprehensive Plan, 2025-27
3. Bannock County Zoning Ordinance, 1998-1, specifically:
 - a. §320 RESIDENTIAL RURAL DISTRICT
 - b. §540 VARIANCES

STAFF REPORT
VARIANCE EXTENSION – VAN HORN
Page 1 of 4



SITE MAP

STANDARDS FOR GRANTING AN EXTENSION (ZONING ORDINANCE §540.7)

- A.** Unless a longer time period shall be specifically established as a condition of approval, a variance shall lapse six months following the date on which the variance is issued, unless prior to the expiration of the six months, a building permit and a zoning permit are issued.
- B.** A variance subject to lapse may be renewed by the Planning and Development Council for an additional period of six months, provided that prior to the expiration date, a written request for renewal is filed with the Planning and Development Council.
- C.** The Planning and Development Council may grant or deny an application for renewal upon a showing by the applicant that circumstances beyond his control caused the delay (Zoning Ordinance §540.7).

STAFF COMMENTS:

Ted Van Horn applied for a variance that was approved August 20, 2025; however, Section 540.7.A states that unless a longer time period is specifically established as a condition of approval, a variance shall lapse six months following the date on which the variance is issued unless a building permit and a zoning permit are issued prior to the six-month expiration.

Since the variance was heard and approved on August 20, 2025, the variance lapsed on February 20, 2026.

Brian Martin called on February 20, 2026, and emailed an extension request on February 20, 2026. Ted Van Horn submitted written request of extension on February 23, 2026. Section 540.7.B states a variance subject to lapse may be renewed by the Planning and Development Council provided that prior to the expiration date, a written request for approval is filed with the Planning and Development Council. As the ex officio clerk of the Council, Hal Jensen received written request for extension prior to expiration of the variance.

EXAMPLE MOTIONS

APPROVAL (WITH CONDITIONS):

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a variance, and having found that those criteria for approval are satisfied, I move to approve Ted Van Horn’s variance extension request, as described in the application and staff report, with the following conditions:

1.
2.

APPROVAL (NO CONDITIONS):

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a variance, and having found that those criteria for approval are satisfied, I move to approve Ted Van Horn’s variance extension request, as described in the application and staff report.

DENIAL:

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for a variance, and having found that those criteria for approval are not satisfied, I move to deny Ted Van Horn’s variance extension request, as described in the application and staff report.

I find that the petition fails to comply with... (cite specific standards which are not met and why).

REPORT BY:

Annie Hughes Williams, Zoning Planner
annieh@bannockcounty.gov
208-236-7230

REPORTED DATE: April 8, 2026

**Staff comments in this report are based solely upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

EXHIBITS:

1. Original Variance Application
2. Facts & Findings – Planning and Development Council Meeting on August 20, 2025
3. Letter from Applicant requesting extension
4. Zoning Ordinance Section 540.7 – Lapse of Variance

EXHIBIT 1

Application & Site Plan

VAR-25-11

 Ted Van Horn

Submitted On: Jul 21, 2025

Parcel & Variance Information

Parcel Number

RPRRSGP003202

My property is zoned:

Residential Rural

What variance are you requesting? Please select all that apply:

Rear yard setbacks

--

Side yard setbacks

--

Riparian area setbacks

--

Right-of-way setbacks

true

Lot size

--

Other

--

Please describe your variance request in detail:

We are requesting a variance of 20 feet from local road right-of-way instead of the required 30 feet for minimum setback...

Application for Variance

Narrative addressing how your application meets criterion 1: The applicant has shown there is no reasonable alternative.

we are requesting a variance from ROW

Narrative addressing how your application meets criterion 2: The variance is not in conflict with the public interest.

We are requesting a variance of 20 feet from local road right-of-way instead of the required 30 feet for minimum setback...

Narrative addressing how your application meets criterion 3: The variance will not adversely affect adjacent property.

We are requesting a variance of 20 feet from local road right-of-way instead of the required 30 feet for minimum setback...

Narrative addressing how your application meets criterion 4: If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site.

We are requesting a variance of 20 feet from local road right-of-way instead of the required 30 feet for minimum setback...

Certification

Electronic Signature [Typed name of applicant]

THEODORE W VAN HORN

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

Date

07/21/2025

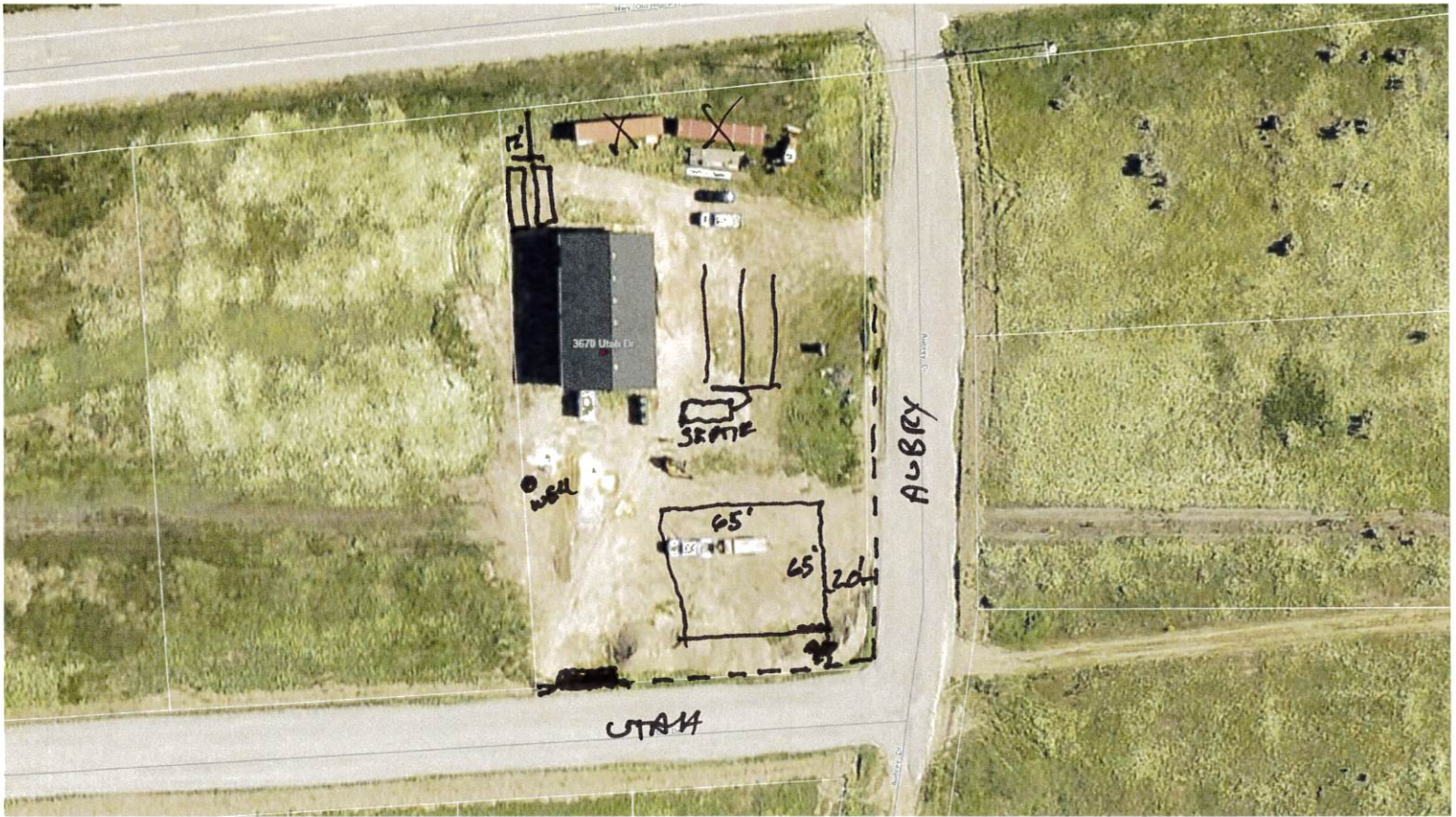


EXHIBIT 2
Applicant Letter

3670 Utah Drive Variance extension VAR-25-11

From Ted Van Horn <vanhorntw@gmail.com>

Date Mon 2/23/2026 4:43 PM

To Bannock County Planning and Development <development@bannockcounty.gov>

To whom it may concern,

I am sending this email with regards to the variance application at 3670 Utah Drive. I am requesting an extension to my variance application due to unforeseen medical issues with my father in relation to his stroke. He has been hospitalized multiple times and this has caused delays in my home project up to this point.

Sincerely,

Ted Van Horn

EXHIBIT 3
VAR-25-11 Recorded Findings
(Approval of 25' ROW Setback)

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

**VARIANCE PERMIT- TED VAN HORN
PUBLIC HEARING: AUGUST 20, 2025**

FILE #: VAR-25-11
LOCATION: RPRRSGP003202 and is currently addressed as 3670 Utah Drive, Inkom, ID 83245.

APPLICANT:	OWNER:
Ted Van Horn 3670 Utah Drive Inkom, ID 83245	Ted Van Horn 3670 Utah Drive Inkom, ID 83245

REQUEST & BACKGROUND: Ted Van Horn requests a variance for right-of-way setbacks for a single-family dwelling. The current right-of-way setback for Utah Drive is 30' and the applicant is proposing a 20' right-of-way setback for the single-family dwelling.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Rural
PROPERTY SIZE: ~ 1.00 acre
VIEWS: The property is visible from the road
EXISTING STRUCTURES: One residential accessory structure and two (2) Connex structures
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: Location of the existing septic system and the required setback from the septic tank.

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

This is based on: The traffic off of Utah will be less than the traffic off of Aubrey or US Old Hwy 91. And a 25 ft setback from Utah will provide sufficient distance from the septic tank.

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

This is based on: It does not adversely affect the adjacent property. The side setbacks will be maintained. The setback request was adjusted through a condition to minimize the impact.

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: Location of the existing septic system and the required setback from the septic tank.

Conditions: The right-of-way setback along Utah will be no less than 25 ft.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Ted Van Horn for a variance for a 25' right-of-way setback Utah Drive for the single-family dwelling, as described in the application, shall be **approved**.

Motion by Molly Dimick, seconded by Edward Ulrich 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.

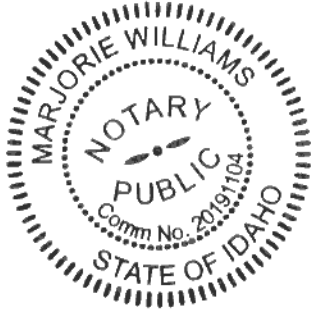
[Signature]
Signed by (Chairperson) (Vice Chair)

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 Stanout 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.

S
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[Signature]
Notary Public
My Commission Expires on 5/31 2031

FINDINGS

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

VARAINCE EXTENSION: TED VAN HORN

MEETING DATE: APRIL 15, 2026

FILE #: VAR-25-11

LOCATION: RPRRSGP003202 and is currently addressed as 3670 Utah Drive, Inkom, ID 83245

APPLICANT/OWNER:

Ted Van Horn
3670 Utah Drive
Inkom, ID 83245

REQUEST & BACKGROUND: The applicant, Ted Van Horn, seeks a variance extension according to §540.7 of the Bannock County Zoning Ordinance. The original variance was approved on August 20, 2025, and the six-month approval expired February 20, 2026. The applicant was approved a variance for a 20' right-of-way setback off of Aubrey Lane and a variance for a 25' right-of-way setback off of Utah Drive.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Rural

PROPERTY SIZE: ~ 1.00 acre

VIEWS: The property is visible from the road

EXISTING STRUCTURES: One residential accessory structure and two (2) Connex structures

AREA OF CITY IMPACT: None

REQUIRED FINDINGS FOR VARIANCE EXTENSION:

1. The proposal for extension **[was]** **[was not]** filed with the Planning and Development Council prior to the expiration date of the original variance.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Ted Van Horn for a variance extension, as described in the application, shall be [approved] [denied] [tabled].

Motion by _____, seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted [Yes] [No] [Absent/Recused]
Councilperson Madsen	Voted [Yes] [No] [Absent/Recused]
Councilperson Selleneit	Voted [Yes] [No] [Absent/Recused]
Councilperson Ulrich	Voted [Yes] [No] [Absent/Recused]
Councilperson Ward	Voted [Yes] [No] [Absent/Recused]

Motion carried by a _____ to _____ vote.

Dated this _____ day of _____, 2026.

Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this _____ day of _____, in the year of 2026, before me _____, a notary public, personally appeared _____ 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.

S
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A
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Notary Public
My Commission Expires on _____ 20____

AGENDA ITEM NO. 9
Subdivision Extension Request –
Marley Acres Division 1



PLANNING AND DEVELOPMENT SERVICES

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

**EXTENSION OF DEADLINE FOR SUBMISSION OF FINAL PLAT
MARLEY ACRES DIVISION 1
MEETING DATE: APRIL 15, 2026
STAFF REPORT**

FILE #: SER-26-1
LOCATION: RPR4265012108, currently unaddressed.

APPLICANT:	OWNER:		
Sunrise Engineering Matt Baker 600 E. Oak Street Pocatello, ID 83201	Don Marley PO Box 4 Arimo, ID 83214	Lloyd Marley PO Box 56 Arimo, ID 83214	Merrill Marley PO Box 128 Arimo, ID 83214

RECOMMENDATION: Approval

REQUEST: EXTENSION OF DEADLINE FOR SUBMISSION OF FINAL PLAT – Matt Baker, requests Council’s approval to extend the deadline for submission of the Final Plat for Marley Acres Division 1.

APPLICABLE LAWS:

1. Idaho Code §67-6513, Local Land Use Planning- Subdivision Ordinance.
2. Bannock County Subdivision Ordinance, 1997-4, 303.E - Time Limits on Approval.

MARLEY ACRES DIVISION 1 SUBDIVISION PRELIMINARY PLAT HISTORY:

1. The Preliminary Plat for Marley Acres Division 1 was heard and approved by the Planning & Development Council on April 17, 2024. A written decision with the Council’s approval was recorded on April 18, 2024. An extension for final plat deadline was submitted March 12, 2026. This deadline extension request will make the new completion date, April 17, 2027.

EXTENSION REQUEST OF FINAL PLAT CRITERIA §303.E

1. The applicant has submitted 100 percent of the engineering plans or has made a showing of "good cause."

Bannock County Subdivision Ordinance				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ordinance Section	Staff Comments
x			§303.E Engineering Plans	Construction plans have been submitted and reviewed by Bannock County staff.
			§303.E Good Cause	Applicant states that based on a proposed purchase of the development falling through and not leaving enough time to complete the construction or recording of the plat.

EXAMPLE MOTIONS

APPROVAL (WITH CONDITIONS):

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for an extension of deadline submittal of final plat, and having found that those criteria for approval are satisfied, I move to approve the extension of Marley Acres Division 1, as described in the application and staff report, with the following conditions:

1.
2.

APPROVAL (NO CONDITIONS):

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for an extension of deadline submittal of final plat, and having found that those criteria for approval are satisfied, I move to approve the extension of Marley Acres Division 1, as described in the application and staff report.

DENIAL:

Having reviewed the application, staff report, and all testimony presented tonight as part of the record, and based on the criteria for an extension of deadline submittal of final plat, and having found that those criteria for approval are not satisfied, I move to deny extension of Marley Acres Division 1, as described in the application and staff report.

I find that the petition fails to comply with... (cite specific standards which are not met and why).

REPORT BY:

Alisse Foster, Subdivision Planner
alissef@bannockcounty.gov

REPORTED DATE: April 3, 2026

**Staff comments in this report are based solely upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

EXHIBITS:

1. Application & construction plans
2. Referenced ordinance – on file

EXHIBIT 1

Application



Record No: SER-26-1

Subdivision Extension Request

Status: Active

Submitted On: 3/12/2026

Primary Location

No location

Owner

No owner information

Applicant

Matt Baker
 [Redacted]
 [Redacted]
 [Redacted]

Applicant Information

Name*

Don Marley

Address*

[Redacted]

City*

[Redacted]

State*

[Redacted]

Zip Code*

[Redacted]

Phone Number*

[Redacted]

Email*

[Redacted]

Subdivision Information

Subdivision Name*

Marley Acres - Division 1

Date of Preliminary Plat Approval*

04/11/2024

Expiration Date (2 years after Preliminary Plat Approval)*

04/11/2026

Is this a phased subdivision?*

Yes

Number of Phases*

2

How many phases have been completed?*

1

Parcel number(s)*

Parcel: RPR4265012108

Extension Request

Has an extension already been granted?*

No

Extension Expiration Date*

04/11/2028

Reason for Extension Request*

Working with buyer who was going to purchase the entire 80 acre parcel. Buyer fell through. Didn't leave me enough time to get the road constructed so that the plat could be recorded in the time allowed.

The following has been provided for the extension request*

Complete engineering/construction plans

Acknowledgement

I hereby acknowledge that I have read this application and state that the information on this application is correct to the best of my knowledge.

*



Electronic Signature [Typed Name of Applicant]*

Matt Baker

Date of Signature*

03/12/2026

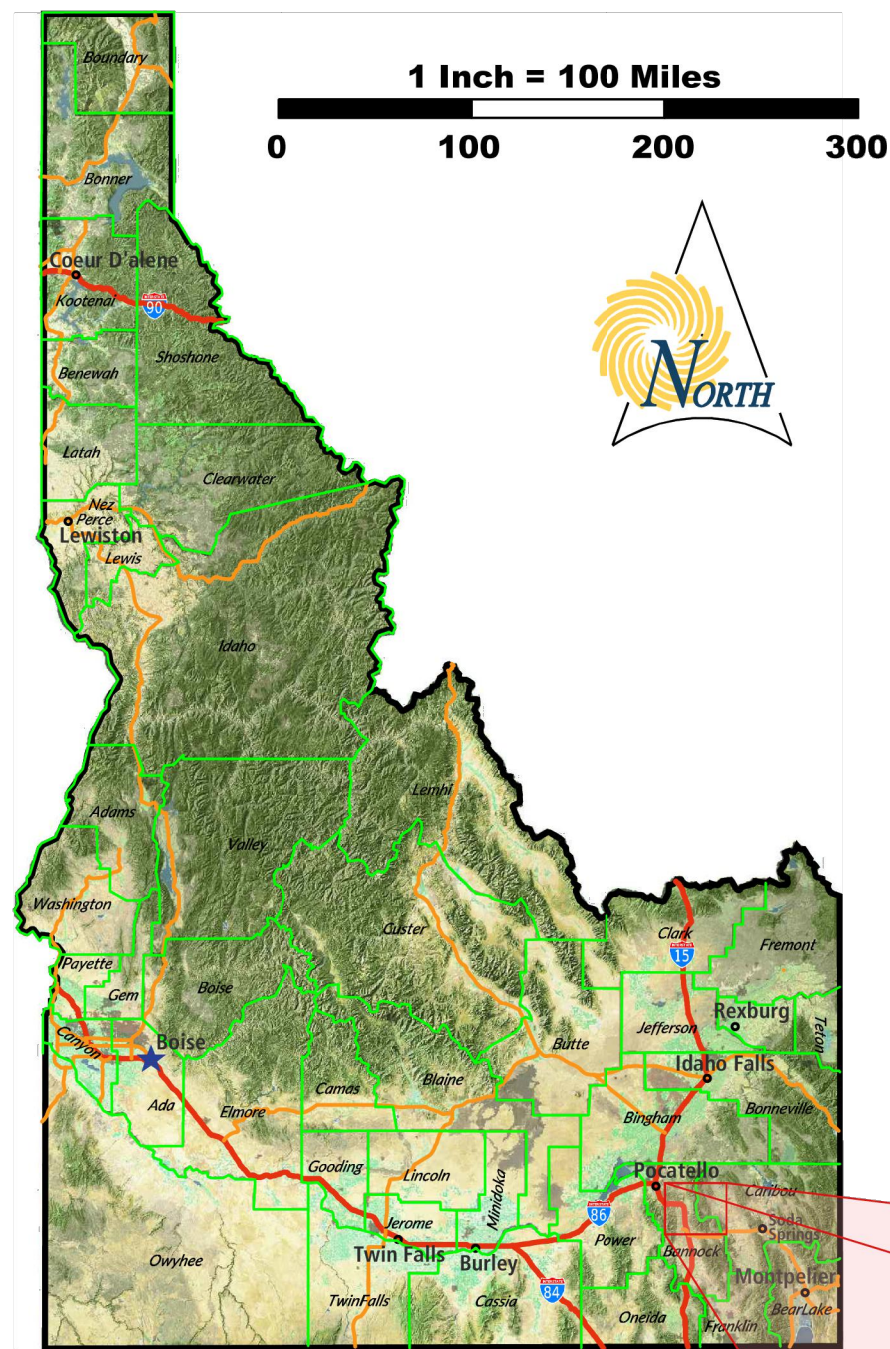
EXHIBIT 2

Construction Plans

CIVIL CONSTRUCTION PLANS FOR: MARLEY ACRES - DIVISION 1

LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

JOB# 18161
MARCH 2026



GENERAL LEGEND	
	PROPOSED BOUNDARY LINE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED CENTER LINE
	SECTION LINE
	COUNTOUR LINES
	WATER LINE
	IRRIGATION LINE
	SEWER LINE
	STORM LINE
	UNDERGROUND / OVERHEAD POWER LINE
	GAS LINE
	TELEPHONE / FIBER LINE
	CABLE TV LINE
	SIDEWALK
	STANDARD CURB / RIBBON CURB
	FIRE HYDRANT / WATER VALVE
	WATER METER / WATER SERVICE
	IRRIGATION BOX / IRRIGATION SERVICE
	SEWER MANHOLE
	SEWER SERVICE
	STORM MANHOLE / STORM CATCH BASIN
	STORM INFILTRATION BED
	POWER POLE / POWER BOX
	GAS METER
	TELEPHONE BOX / FIBER OPTIC BOX
	CABLE TV BOX/STREET LIGHT

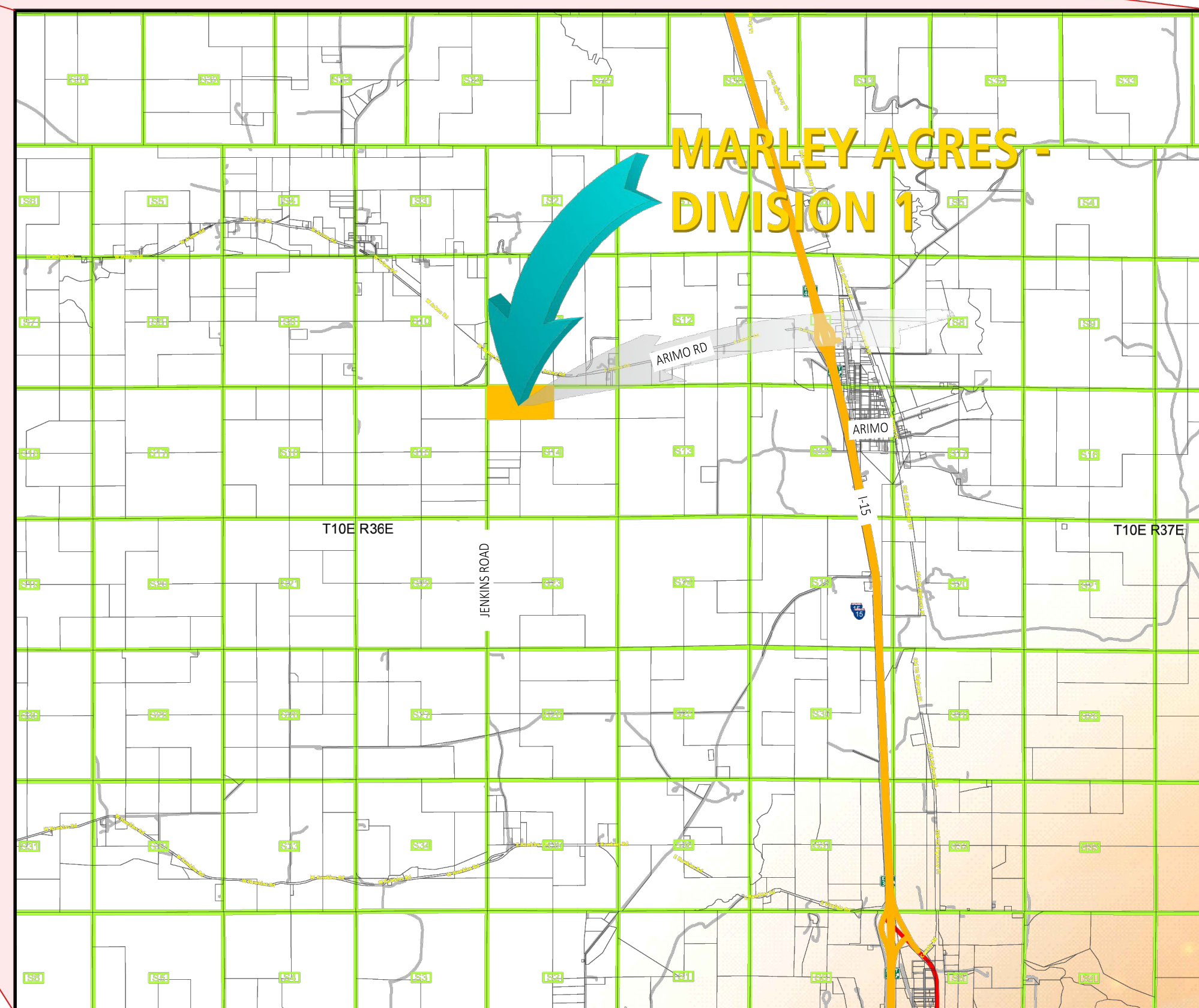
KEY CONTACTS

**BANNOCK COUNTY
PLANNING & DEVELOPMENT
DIRECTOR**
HALL JENSEN
5500 S. 5TH AVENUE.
POCATELLO, ID 83204
208.236.7230

**BANNOCK COUNTY
PUBLIC WORKS DIRECTOR**
KIEL BURNESTER
5500 S. 5TH AVENUE
POCATELLO, ID 83204
208.233.9591

SUNRISE ENGINEERING, INC
ENGINEER OF RECORD
ROBERT M. HEUSEVELDT, PE
600 E OAK ST.
POCATELLO, ID 83201
208.234.0110

OWNER/DEVELOPER



SHEET PAGE	SHEET TITLE
C - 1.0	COVER SHEET
C - 2.0	GENERAL NOTES
C - 3.0	EXISTING CONDITIONS
C - 4.0	SITE OVERVIEW
C - 5.0	GRADING PLAN
C - 6.0	EROSION CONTROL PLAN
C - 7.0	PLAN & PROFILE MARLEY DRIVE
C - 7.1	PLAN & PROFILE MARLEY DRIVE
C - 7.2	PLAN & PROFILE MARLEY DRIVE
C - 7.3	PLAN & PROFILE MARLEY DRIVE
C - 8.0	PROJECT DETAILS
C - 8.1	PROJECT DETAILS

INTELLECTUAL PROPERTY NOTICE

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SPECIFICATIONS

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION AND BANNOCK COUNTY SPECIFICATIONS, CURRENT EDITIONS, SHALL BE USED FOR THE CONSTRUCTION OF THIS PROJECT. IF A CONFLICT OCCURS THE MORE STRINGENT REQUIREMENT SHALL BE DEEMED TO GOVERN OVER THE PROJECT AS DETERMINED BY THE ENGINEER.

ATTENTION CONTRACTOR

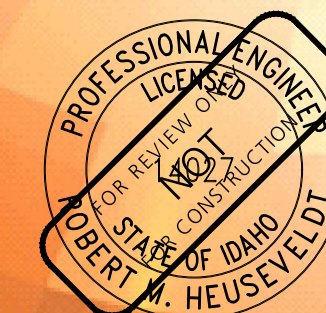
THE CONTRACTOR WILL BE RESPONSIBLE TO FULLY COMPLY WITH IDEQ NPDES REQUIREMENTS AND TO MODIFY THE SWPPP AS NECESSARY TO ENSURE COMPLIANCE.
THE CONTRACTOR IS RESPONSIBLE FOR 100% OF THE SITE MANAGEMENT DURING CONSTRUCTION. THIS INCLUDES IMPLEMENTATION, MAINTENANCE, ADJUSTMENTS, ADDITIONS AND REVISIONS OF SWPPP MEASURES NECESSARY TO ENSURE COMPLIANCE WITH IDEQ REQUIREMENTS. THIS IS TO INCLUDE RESPONSIBILITY FOR FINES, ETC. LEVIED BY THE IDEQ FOR NON-COMPLIANCE DURING CONSTRUCTION.

DETAIL REFERENCES

THE DETAILS AND SPECIFICATIONS ON THIS PLAN SET SHALL GOVERN THIS PROJECT. WHERE THERE IS A CONFLICT BETWEEN THESE DOCUMENTS & A GOVERNING STANDARD, THE MOST "STRINGENT" REQUIREMENT SHALL BE DEEMED TO GOVERN UNLESS OTHERWISE APPROVED.



Know what's below.
Call before you dig.



600 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE 208.234.0110
www.sunrise-eng.com

SHEET NUMBER
C-1.0

GENERAL NOTES

- ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN THE CASE OF ANY CONFLICTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL RETAIN AND PROTECT OR REMOVE AND REPLACE ALL LANDSCAPING, TREES, DITCHES CULVERTS, SIGNS, MAILBOXES, UTILITIES, SIDEWALKS AND ANY OTHER MISCELLANEOUS ITEMS. ANY DAMAGE TO THESE ITEMS BY THE CONTRACTOR SHALL BE REPAIRED TO THE SATISFACTION OF THE PRIVATE OWNER WITHOUT ANY EXPENSE TO THE OWNERS.
- ALL CONCRETE REQUIRED ON THIS PROJECT SHALL BE 4000 PSI (28 DAY) CONCRETE DETAILED IN IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION SECTION 700.
- PRIOR TO PLACEMENT OF PLANT MIX PAVEMENT, SIDEWALK, CURB AND GUTTER, THE GROUND SHALL BE STERILIZED FOR WEED CONTROL WITH TRIFLURIN HF OR AN APPROVED EQUIVALENT AT MANUFACTURER'S RECOMMENDED RATE.
- WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE IMPACTS TO THE ADJACENT PROPERTY AND RESTORE THE EASEMENT TO ITS ORIGINAL CONDITION. ALL BACKFILL SHALL BE COMPACTED TO 95% OF MAX DENSITY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL WATER REQUIRED FOR DUST ABATEMENT, COMPACTION ETC. THROUGH THE COMPLETION OF THE PROJECT.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THE PROJECT PLANS. THEY ARE TO BE USED FOR GENERAL INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE THE UTILITIES MARKED / LOCATED IN THE FIELD BY THE APPROPRIATE AGENCIES PRIOR TO THE START OF WORK. CONTACT "DIG-LINE" AT 1-800-342-1585. ANY DAMAGE OR DISTURBANCE OF EXISTING UTILITIES AND THE COST FOR IMPACTS AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CONFLICTS OR DISCREPANCIES WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
DIGLINE - (800) 342-1585 OR 811
INTERMOUNTAIN GAS COMPANY (208) 637-6400
IDAHO POWER (208) 236-7851
CENTURYLINK (208) 234-0075
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE ADEQUATE INFORMATION ON SUBSURFACE CONDITIONS PRIOR TO BIDDING THE PROJECT AND SHALL CONDUCT WHATEVER SUBSURFACE INVESTIGATIONS ARE NECESSARY.
- ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST AT ANY LOCATION WHICH MAY BE CAUSED BY THIS PROJECT.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY, AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
- CONTRACTOR SHALL HIRE A MATERIALS TESTING FIRM TO PROVIDE ALL TESTING NECESSARY TO COMPLY WITH THE REQUIREMENTS OF BANNOCK COUNTY AND/OR ISPWC CURRENT EDITION.
- CONTRACTOR SHALL RECORD ANY CHANGES TO THESE PLANS ON A SET OF RECORD DRAWINGS. DRAWINGS SHALL BE RETURNED TO THE ENGINEER AT COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY TRAFFIC & PEDESTRIAN CONTROL FOR PROTECTION OF THE WORK AREA. THE CONTRACTOR SHOULD REFERENCE THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- ALL CONSTRUCTION ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C. CURRENT EDITION) AND WITH THE COUNTY STANDARDS.
- THE CONTRACTOR SHALL COORDINATE WITH THE COUNTY, THE CITY OF CHUBBUCK AND WITH THE ENGINEER FOR ALL NECESSARY INSPECTIONS PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL COORDINATE ALL INSPECTIONS WITH THE ENGINEER, THE CITY OF CHUBBUCK, AND WITH THE COUNTY. AT A MINIMUM, THE ENGINEER SHALL BE NOTIFIED TO INSPECT THE CONCRETE FORMS PRIOR TO POURING.
- ACCEPTANCE OF ALL IMPROVEMENTS BY THE CITY & OWNER SHALL CONSTITUTE SUBSTANTIAL COMPLETION OF THIS PROJECT.
- ALL PUBLIC AND PRIVATE UTILITIES MUST BE CONSTRUCTED PRIOR TO CONTINUING THE ROADWAY CONSTRUCTION BEYOND SUBGRADE.

GRADING NOTES

- CONTOURS SHOWN ARE FOR FINISHED GRADES. CALCULATION TO ADJUST SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED UNTIL A HEALTHY STAND OF DRY LAND GRASS IS OBTAINED.
- IF DURING THE GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT AN UNIDENTIFIED SITUATION IS PRESENT, THE ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
- UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION BY CAT TRACKING & TEMPORARY STABILIZATION UNTIL FINAL LANDSCAPING IS INSTALLED.
- IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF EIGHT (8) FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
- ON - SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5' (FT.) OF ANY BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL REPORT.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGNS SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
- ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE AFTER TO THE FINAL LIFT OF ASPHALT PER THE DETAILS.
- ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT OR IN ACCORDANCE WITH ISPWC STANDARDS. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON SITE AT ALL TIMES AND SHALL FOLLOW ALL RECOMMENDATIONS.
- THE CONTOURS SHOWN ON THE SITE REPRESENT FINAL GRADE, THE TOP SIX (6) INCHES OF MATERIAL IN LANDSCAPED AREAS SHALL BE TOPSOIL.
- GRADES WITHIN THE ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.05 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS, SIDEWALKS AND PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE EARTHWORK QUANTITY IS AN ESTIMATE PROVIDED AS REQUIRED TO OBTAIN THE GRADING PERMIT. IT WAS DEVELOPED USING AN ORIGINAL SURVEY BY SE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EARTHWORK ESTIMATE. THE ENGINEER DOES NOT GUARANTEE FINAL QUANTITIES AND ANY DISAGREEMENT ABOUT QUANTITY ESTIMATE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO ANY SITE GRADING AND PROVIDING A BID ON THIS PROJECT EARTHWORK PAYMENT WILL BE MADE BASED ON A LUMP SUM AND THE BID PROVIDED SHALL BE BASED SOLELY ON THE CONTRACTORS EARTHWORK ESTIMATE.
- WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OF TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACED WITHOUT THE APPROVAL OF THE ENGINEER.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE BETWEEN NEW AND EXISTING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURES AND IN ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SE. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS HE SHALL HAVE MADE, WITHOUT EXCEPTION AND AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE NECESSARY STEPS TO INSURE THAT NO FLOODING OCCURS ON SITE AND ALL UTILITIES IN OPEN TRENCHES SHALL BE CAPPED DURING ANY STORM EVENTS DURING CONSTRUCTION.
- MATERIAL SHALL BE IMPORTED OR EXPORTED AS REQUIRED TO COMPLETE THE PROJECT TO THE LINES AND GRADES NOTED.

EROSION CONTROL NOTES

- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES AND INSURING SEDIMENT REMAINS ON-SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL MAKE PROVISIONS TO CONTROL WATER AS IT PASSES THROUGH THESE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE COUNTY, CITY OR ENGINEER MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF THE SITE IF IT IS DETERMINED PROPOSED MEASURES ARE INEFFECTIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND MAINTAINING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS TRACKED TO AND FROM THE PROJECT SITE AND SHALL BE SWEEP AS NECESSARY.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREAS HAVE ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- THIS PLAN IS ONLY TO BE USED FOR INSTALLATION FOR EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR UTILITY CONSTRUCTION.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. THESE FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
- INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN THE WASHOUT AREA AS DETAILED IN THE PLANS.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER AND DUST CONTROL POLYMERS AS NEEDED ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES, WATERS OF THE STATE OR IN ANY AREA THAT IS NOT APPROVED TO ACCEPT SUCH MATERIALS.
- IF THE STABILIZED CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY UPON OCCURRENCE.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT. SUCH SILT FENCES WILL BE CONSIDERED TO BE THE CONTRACTOR'S RESPONSIBILITY AND NOT NECESSARILY INCLUDED IN THE QUANTITY OF SILT FENCE AS SHOWN OR DESCRIBED ON THIS PLAN.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION (CAT TRACK).
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DITCHES, ETC.) DUE TO GRADE CHANGES AND OTHER WORK DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 2 WEEKS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, RESEEDED, AND WATERED AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACH ONE-THIRD (1/3) TO ONE-HALF (1/2) THE HEIGHT OF THE SILT FENCE.
 - THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACING TO TOP DRESSING OF THE CONSTRUCTION ENTRANCES WITH CLEAN ROCK, AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA WITH CRUSHED ROCK AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT IN THE SEDIMENTATION BASINS SHALL NOT EXCEED THE SEDIMENTATION CLEAN OUT LEVEL.
 - IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
 - THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO INSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT AND THAT SEDIMENT THAT HAS BUILT UP IS REMOVED.
- ALL EROSION CONTROL MEASURES ARE SUBJECT TO MODIFICATION, CHANGE, ETC., THROUGHOUT THE CONSTRUCTION. THIS PLAN IS INTENDED TO BE A GUIDE TO CONTROL EROSION, HOWEVER ADDITIONAL MEASURES MAY NEED TO BE EMPLOYED TO CONTROL EROSION DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO EMPLOY AND DOCUMENT ALL MEASURES NECESSARY TO CONTROL EROSION AND PROTECT THE ENVIRONMENT AND TO FULLY COMPLY WITH IDEQ NPDES REQUIREMENTS. MODIFICATION OF THIS PLAN AND SUPPORTING DOCUMENTATION BY THE USER OR CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR EPA NPDES COMPLIANCE.
- THE CONTRACTOR MUST COMPLY WITH THE CURRENT COUNTY AND CITY PUBLICATIONS OUTLINING BEST MANAGEMENT PRACTICES FOR EROSION CONTROL, SEDIMENT CONTROL, AND TRACK-OFF PREVENTION FOR THE PROJECT.
- ALL CONSTRUCTION MATERIALS ARE THE PROPERTY OF THE CONTRACTOR AND MUST BE REMOVED FROM THE SITE PRIOR TO THE FINAL INSPECTION

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SHEET IS NOT TO SCALE



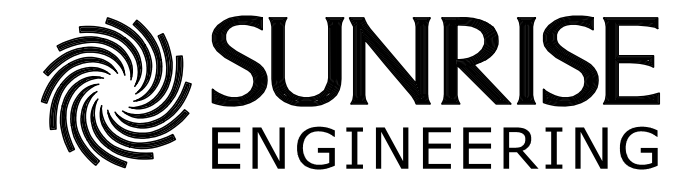
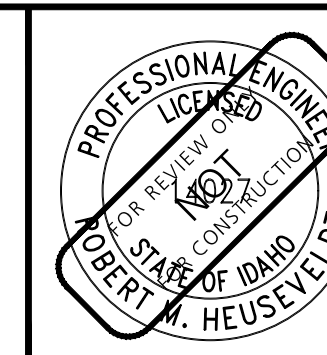
SHEET INFORMATION

DESIGNER: TJT	REVIEWER: RMH
CREATED: 03.09.2026	LAST REVISED: 03.09.2026

REVISIONS

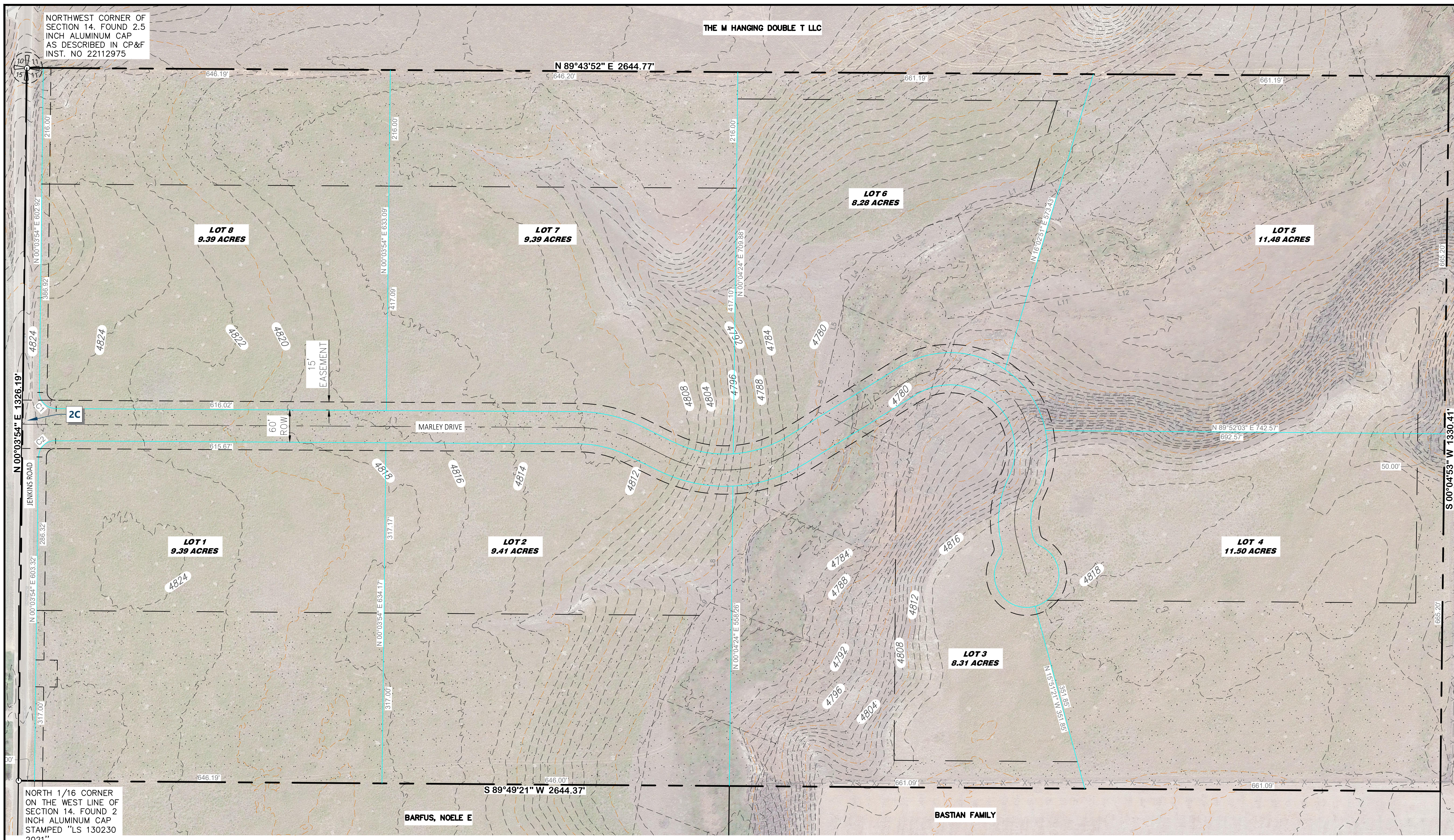
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1			
2			
3			
4			

SHEET NAME:
GENERAL NOTES
MARLEY ACRES - DIVISION 1



600 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE: 208.234.0110
www.sunrise-eng.com

SHEET NUMBER
C-2.0



NORTHWEST CORNER OF SECTION 14. FOUND 2.5 INCH ALUMINUM CAP AS DESCRIBED IN CP&F INST. NO 22112975

THE M HANGING DOUBLE T LLC

N 89°43'52" E 2644.77'

N 00°03'54" E 1326.19'

NORTH 1/16 CORNER ON THE WEST LINE OF SECTION 14. FOUND 2 INCH ALUMINUM CAP STAMPED "LS 130230 2021"

BARFUS, NOELE E

BASTIAN FAMILY

CONSTRUCTION NOTES

- 1C RETAIN AND PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES UNLESS NOTED OTHERWISE. CALL 811 TO LOCATE EXISTING UTILITIES PRIOR TO THE START OF ANY WORK & COORDINATE AS NECESSARY DURING CONSTRUCTION.
- 2C SAWCUT EXISTING MATERIALS TO A FULL DEPTH AND CREATE A NEAT EDGE TO ENSURE A SMOOTH TRANSITION WITH THE NEW IMPROVEMENTS.

OPEN SPACE (RESTRICTED: NO PERMANENT STRUCTURES WITHIN OPEN SPACE)

CURVE TABLE

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	30.00'	90°20'02"	47.30'	30.18'	S 45°06'07" E	42.55'
C2	30.00'	89°39'58"	46.95'	29.83'	S 44°53'53" W	42.30'

LINE TABLE

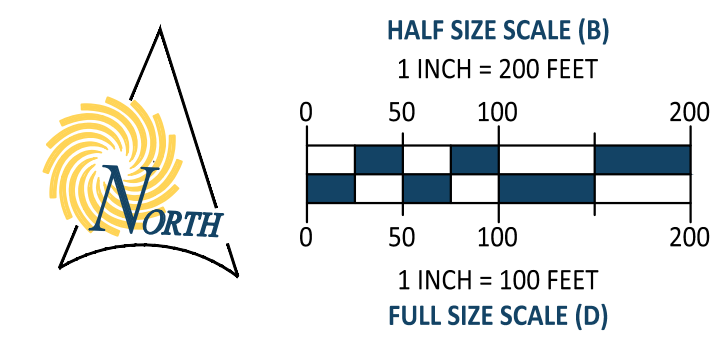
#	BEARING	DISTANCE
L1	N 69°27'24" E	64.23'
L2	N 70°48'28" E	136.25'
L3	N 59°57'07" E	122.06'
L4	N 32°41'52" E	91.00'
L5	N 11°53'49" E	112.22'
L6	N 13°17'36" E	106.90'
L7	S 39°42'45" W	209.06'
L8	N 00°00'00" E	118.45'

LINE TABLE

#	BEARING	DISTANCE
L9	N 39°34'43" E	51.40'
L10	N 22°02'45" E	94.65'
L11	N 80°28'11" E	136.42'
L12	N 81°01'59" E	104.81'
L13	N 61°11'04" E	137.88'
L14	N 60°24'42" E	117.52'
L15	N 69°26'18" E	192.88'
L16	N 52°35'52" E	115.81'

BASIS OF BEARING
 THE WEST LINE OF SECTION 14 WAS ASSUMED TO BE N 00°03'54" E BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

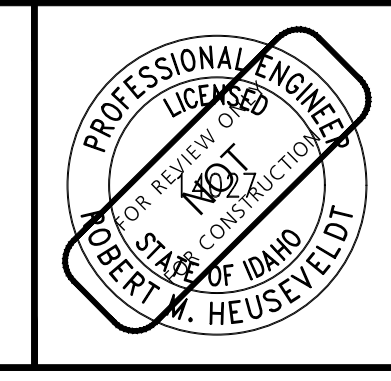
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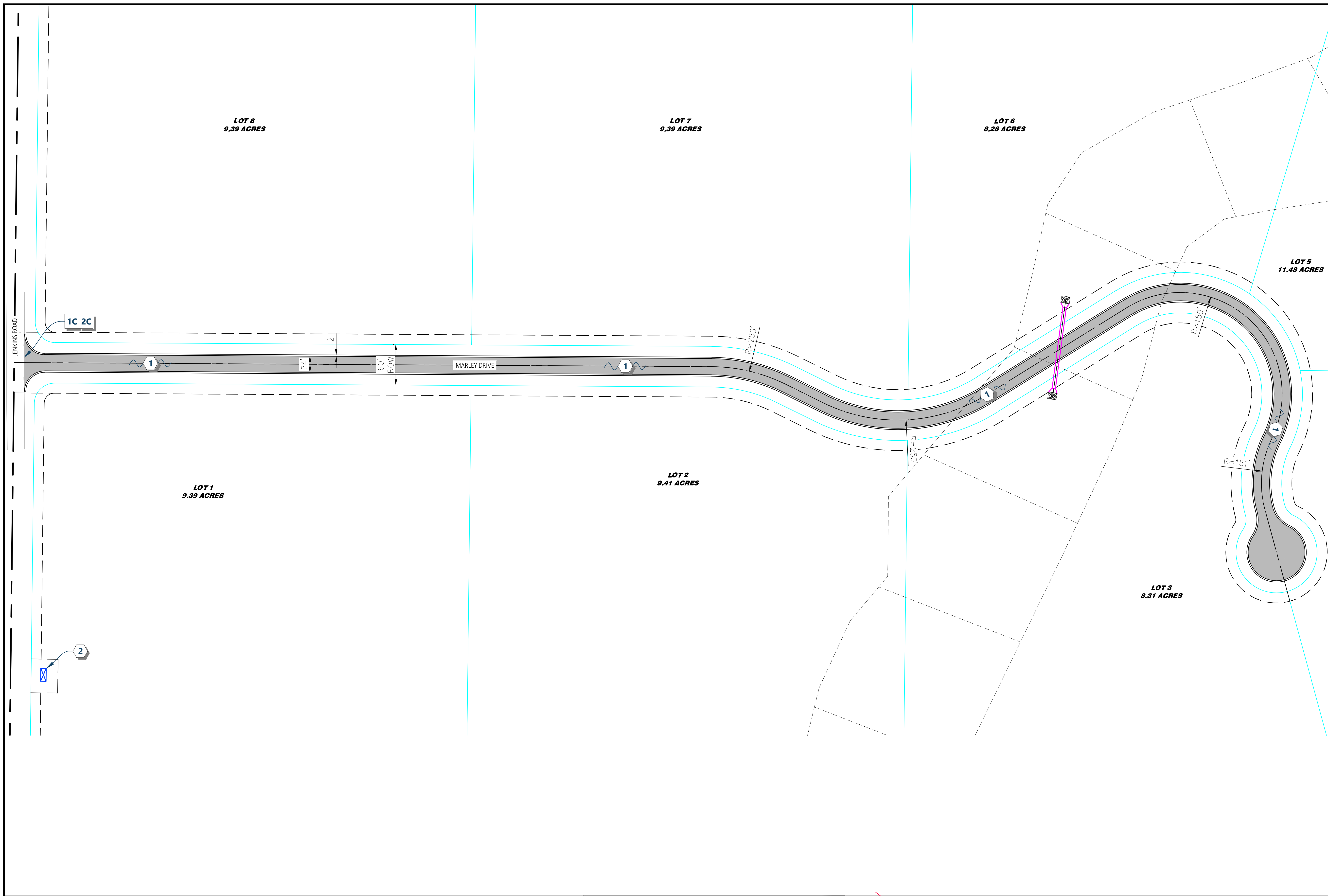
DESIGNER: TJT	REVIEWER: RMH	
CREATED: 03.09.2026	LAST REVISED: 03.09.2026	
REVISIONS		
#	DATE	DESCRIPTION
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SHEET NAME:
EXISTING CONDITIONS
 MARLEY ACRES - DIVISION 1



SUNRISE ENGINEERING
 600 EAST OAK STREET, POCATELLO, ID 83201
 TELEPHONE 208.234.0110
 www.sunrise-eng.com

SHEET NUMBER
C-3.0



CONSTRUCTION ITEMS

- 1 INSTALL PLANT MIX PAVEMENT SECTION PER DETAIL 801-A
- 2 INSTALL 10,000 GALLON FIRE SUPPRESSION TANK PER DETAIL 2000

CONSTRUCTION NOTES

- 1C MATCH INTO EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER TO ENSURE A SMOOTH TRANSITION.
- 2C SAWCUT EXISTING MATERIALS FULL DEPTH TO ENSURE A SMOOTH TRANSITION.

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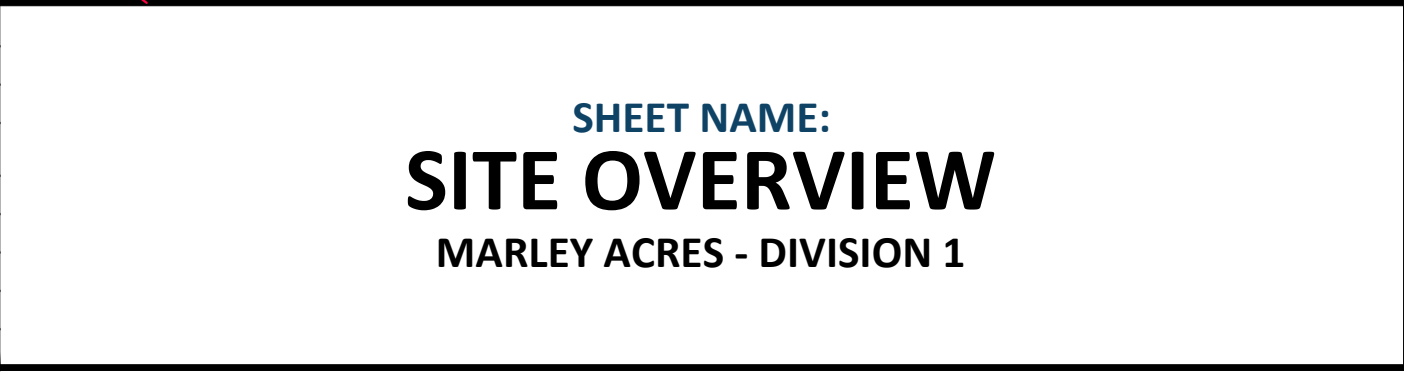
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DESIGNER: TJT	REVIEWER: RMH
CREATED: 03.09.2026	LAST REVISED: 03.09.2026

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SHEET NAME:
SITE OVERVIEW
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C-4.0

EARTHWORK QUANTITIES

RAW EXCAVATION AND EMBANKMENT:
 RAW CUT TO FINISH GRADE = 1,995 CU. YD.
 RAW FILL TO FINISH GRADE = 16,803 CU. YD.
 TOTAL RAW FILL TO FINISH GRADE = 14,808 CU. YD.

- (1) VOLUMES LISTED ARE RAW AND NO ESTIMATION FOR COMPACTION HAS BEEN APPLIED.
- (2) VOLUMES DO NOT ACCOUNT FOR POOR SOIL CONDITIONS.
- (3) THE TOTAL RAW CUT VOLUME INCLUDES GRUBBING.
- (4) ENGINEERING NUMBERS ARE AN ESTIMATE FOR OBTAINING A GRADING PERMIT AND ARE FOR INFORMATION ONLY.

CONTRACTOR IS REQUIRED TO DETERMINE SITE EARTHWORK REQUIREMENTS AND BID ACCORDINGLY

EARTHWORK DISCLAIMER

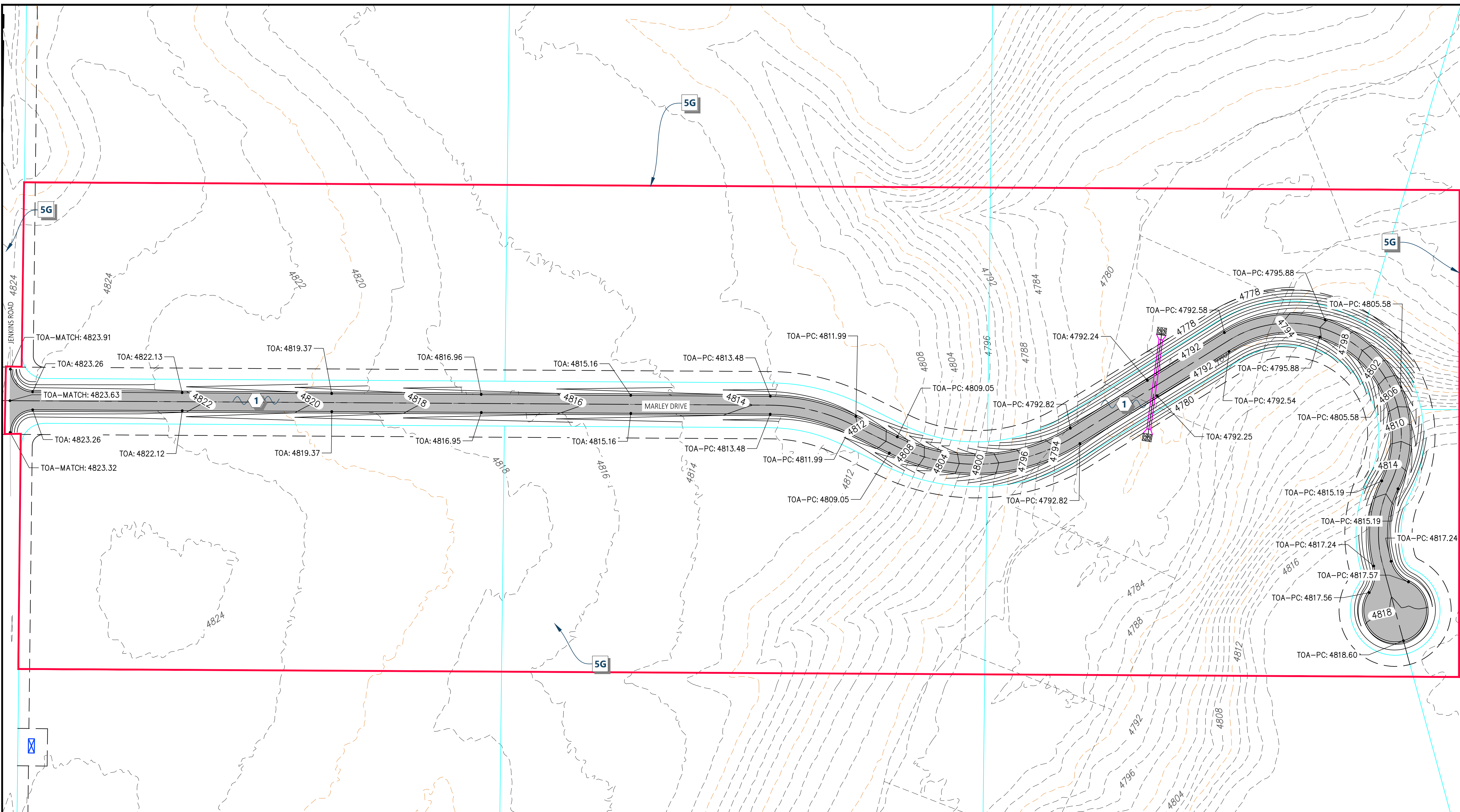
ALL EARTHWORK ON THE PROJECT IS TO BE BID LUMP SUM. THE CONTRACTOR SHALL BE RESPONSIBLE TO DELIVER THE PROJECT TO THE OWNER AS DETAILED IN THE PROJECT WITH REGARD TO SITE GRADING. THE ENGINEER HAS PROVIDED AN ESTIMATE OF QUANTITIES IN THE PROJECT MANUAL AND ON THIS SHEET FOR THE PURPOSE OF OBTAINING A GRADING PERMIT. THIS ESTIMATE IS NOT TO BE USED TO DETERMINE THE WORK NECESSARY TO COMPLETE THE EARTHWORK ASSOCIATED WITH THE PROJECT. THE CONTRACTOR IS RESPONSIBLE TO ESTIMATE THE EXCAVATION AND EMBANKMENT, BORROW AND OR WASTE OF MATERIAL. THE LUMP SUM NUMBER PROVIDED IN THE BID SHALL REFLECT THE CONTRACTOR'S ESTIMATE OF WORK NECESSARY TO DELIVER THE PROJECT DETAILED AND SHALL REFLECT BORROW, WASTE OR OFF-HAUL AS NECESSARY. IF AVAILABLE ON-SITE, THE ENGINEER WILL PROVIDE A LOCATION TO PLACE GRUB MATERIAL AND EXCESS MATERIAL IF ANY EXISTS FROM THE PROJECT. A BORROW SITE WILL ALSO BE IDENTIFIED, IF AVAILABLE, TO OBTAIN ADDITIONAL MATERIAL IF NECESSARY FOR THE PROJECT. IF THESE SITES ARE NOT AVAILABLE, THE CONTRACTOR SHALL PROCURE THEM AND THE COST OF SUCH SHALL BE INCLUDED IN THE EARTHWORK ITEM. NO ADDITIONAL PAYMENTS WILL BE MADE FOR QUANTITY DISCREPANCIES, HAUL, ETC....

CONSTRUCTION ITEMS

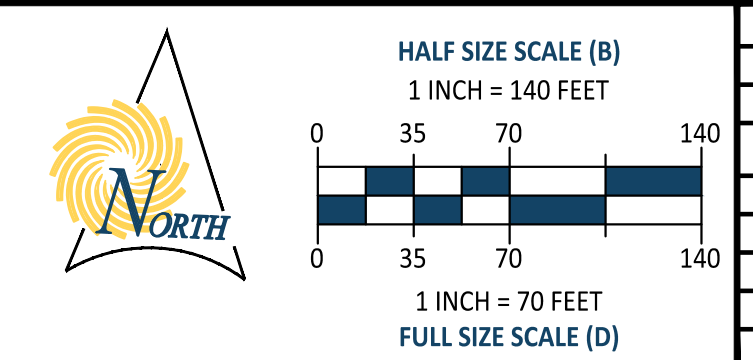
- 1 EXCAVATION & EMBANKMENT - IMPORT OR EXPORT AS REQUIRED (CONTRACTOR SHALL PROVIDE EXCAVATION & EMBANKMENT PER THE LINES AND GRADES SHOWN ON THESE PLANS).
- 2 STOCKPILED GRUBBINGS SHALL BE SPREAD OUT 6" THICK ON ALL LOTS AND SLOPES PRIOR TO FINAL COMPLETION OF THE PROJECT.

CONSTRUCTION NOTES

- 1G RETAIN AND PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. CALL 811 TO LOCATE EXISTING UTILITIES PRIOR TO THE START OF ANY WORK & COORDINATE AS NECESSARY DURING CONSTRUCTION.
- 2G THE CONTRACTOR IS RESPONSIBLE TO BUILD THIS PROJECT TO THE LINES AND GRADES PROVIDED IN THESE PLANS REGARDLESS OF COMPACTION AND SOIL TYPE OR IMPORT / EXPORT REQUIREMENTS. ALL GRADES SHALL BE COMPLETED TO WITHIN 0.20 FEET AS DETAILED.
- 3G SPOT ELEVATION GRADES SHOWN ARE TO FINISH GRADE.
- 4G RETAIN AND PROTECT EXISTING ROAD, INFRASTRUCTURE AND APPURTENANCES.
- 5G DISTURBANCE IS NOT PERMITTED OUTSIDE THE CONSTRUCTION LIMITS.



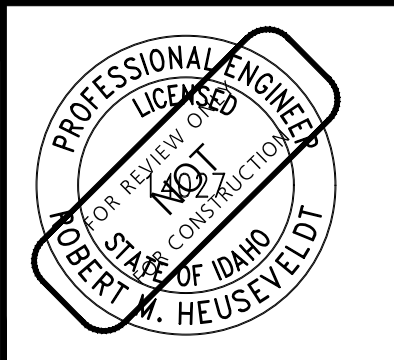
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SHEET INFORMATION

DESIGNER: TJT	REVIEWER: RMH		
CREATED: 03.09.2026	LAST REVISED: 03.09.2026		
REVISIONS			
#	DATE	BY	DESCRIPTION
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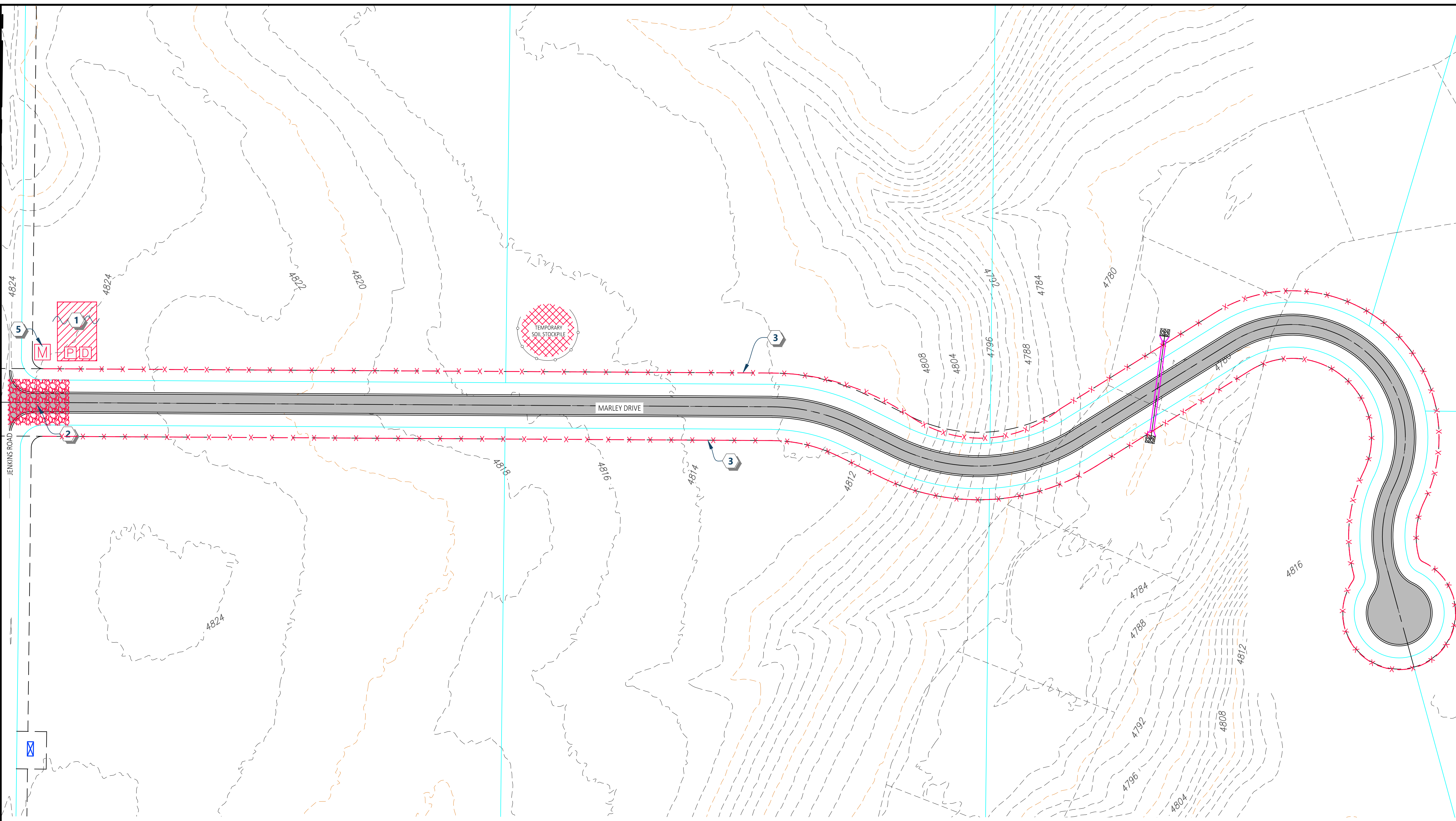
SHEET NAME:
GRADING PLAN
 MARLEY ACRES - DIVISION 1



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C-5.0

P:\Marley, Don\18161-Marley Acres - Division 1\DWG\SHEETS\Marley Acres - Division 1-x-pockege.dwg Mar 11, 2026 12:58pm tj:tcgjl



- ### CONSTRUCTION ITEMS
- 1 STAGING AREA
 - 2 STABILIZED CONSTRUCTION ENTRANCE. (SEE SEI DETAIL 1001-B).
 - 3 INSTALL SILT FENCE. (SEE SEI DETAIL 1003-C).
 - 5 INSTALL TEMPORARY MAILBOX. (SEE SEI DETAIL 1008-A).

- ### CONSTRUCTION NOTES
- 1E SWEEP ASPHALT ROUTINELY AS REQUIRED TO REMOVE SOIL DEBRIS.
 - 2E MAINTAIN POSITIVE DRAINAGE TO DETENTION BASIN AT ALL TIMES DURING CONSTRUCTION.
 - 4E REMOVE SEDIMENT FROM STORM SYSTEM AT CONCLUSION OF CONSTRUCTION WHEN THE SITE IS FULLY STABILIZED.
 - 5E CONTRACTOR SHALL REMOVE UNUSED EXCESS MATERIAL AND GRUBBING FROM THE CONSTRUCTION SITE UNLESS APPROVED BY ENGINEER.

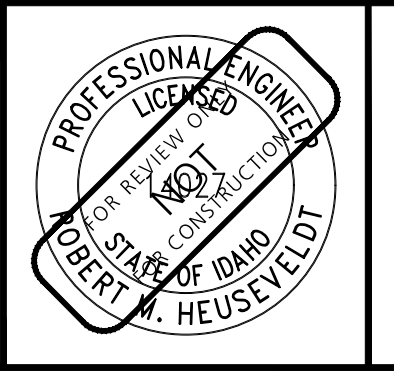
- ### LEGEND
- STRAW WATTLES "FIBER LOG"
 - TEMPORARY BERM
 - SILT FENCE
 - DRAINAGE DITCH
 - PORTABLE TOILET
 - DUMPSTER
 - CONCRETE WASHOUT
 - MAILBOX

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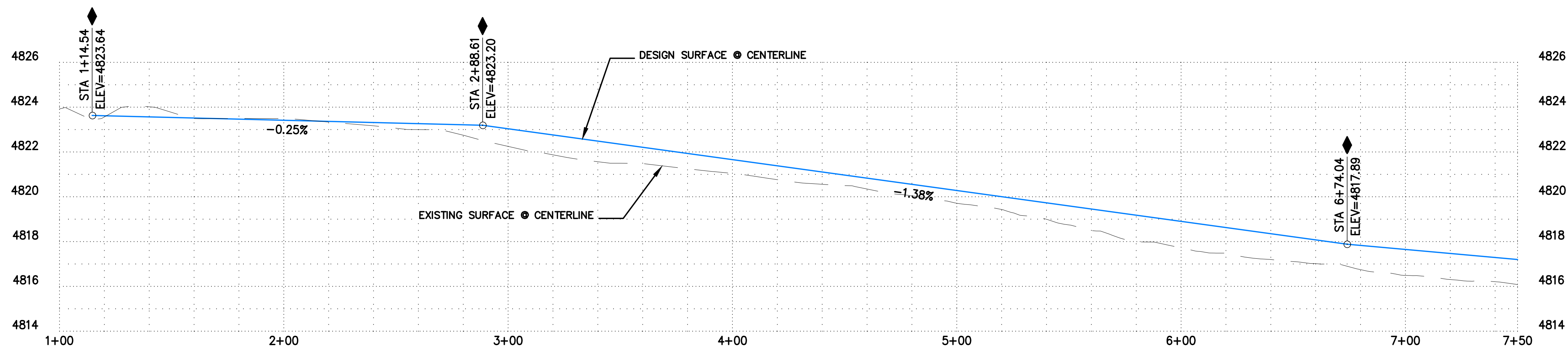
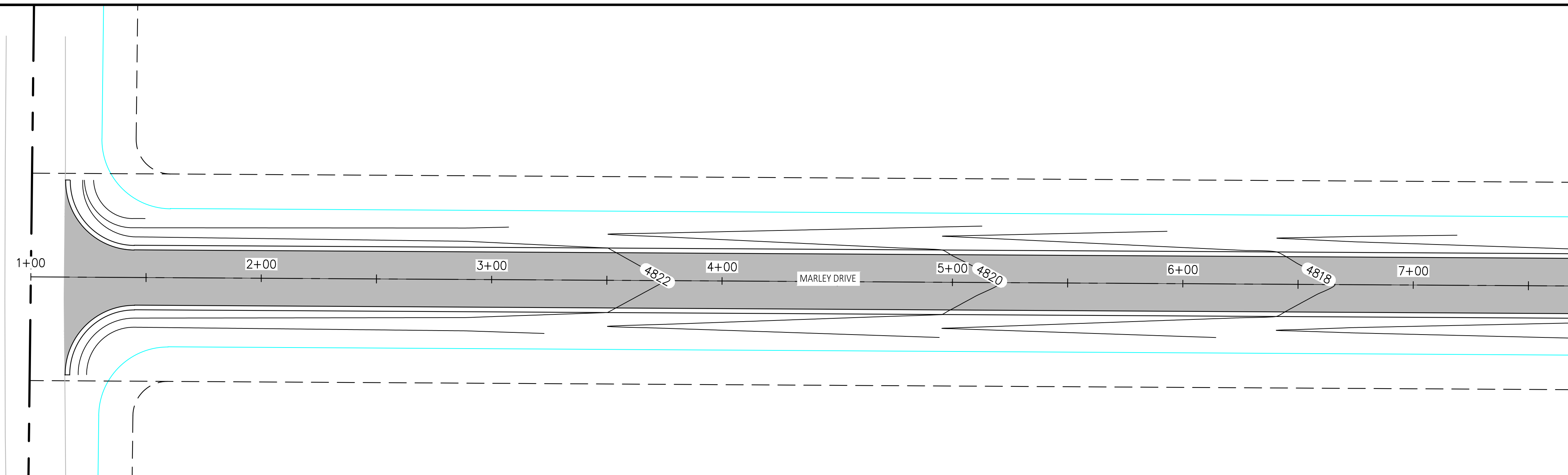
SHEET INFORMATION			
DESIGNER: TJT	REVIEWER: RMH		
CREATED: 03.09.2026	LAST REVISED: 03.09.2026		
REVISIONS			
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SHEET NAME:
EROSION CONTROL PLAN
 MARLEY ACRES - DIVISION 1

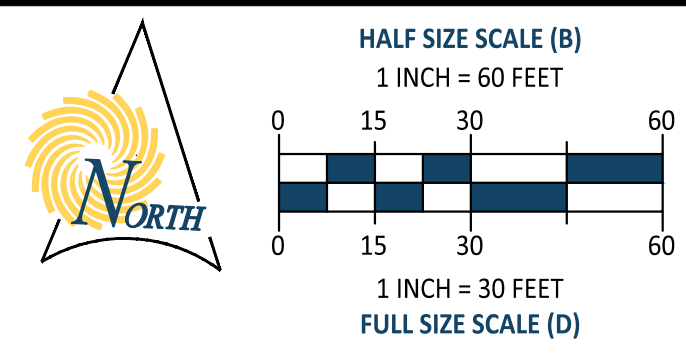


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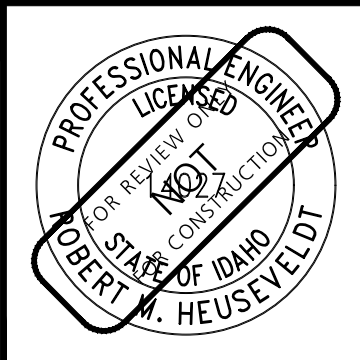


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SHEET NAME:
PLAN & PROFILE MARLEY DRIVE
 MARLEY ACRES - DIVISION 1

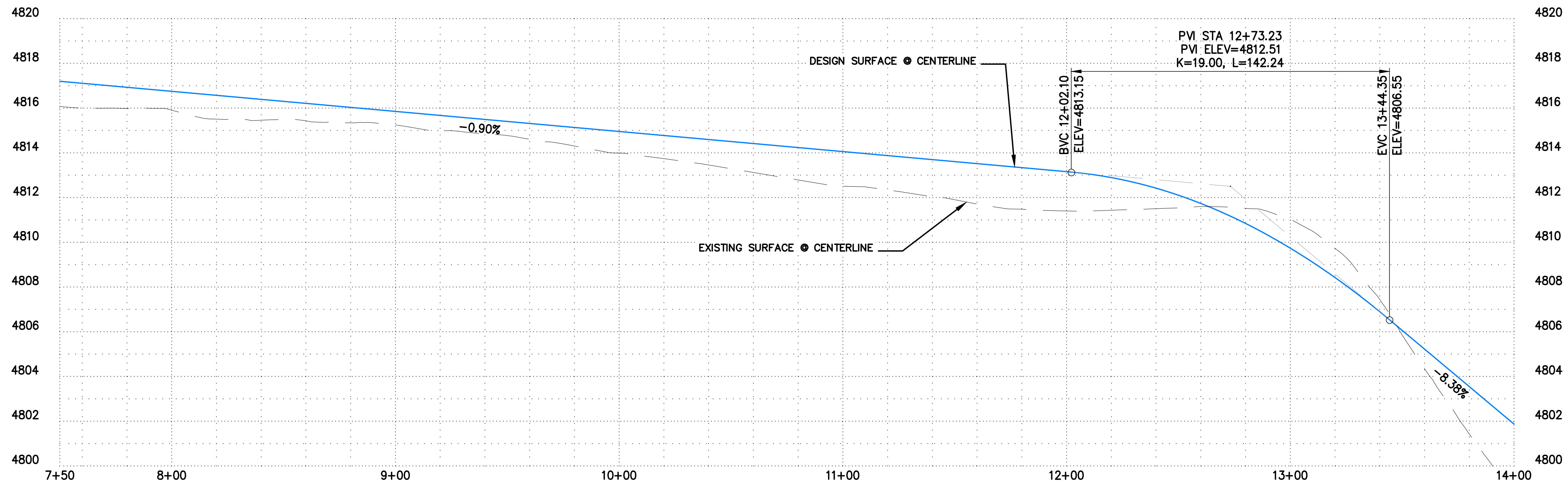
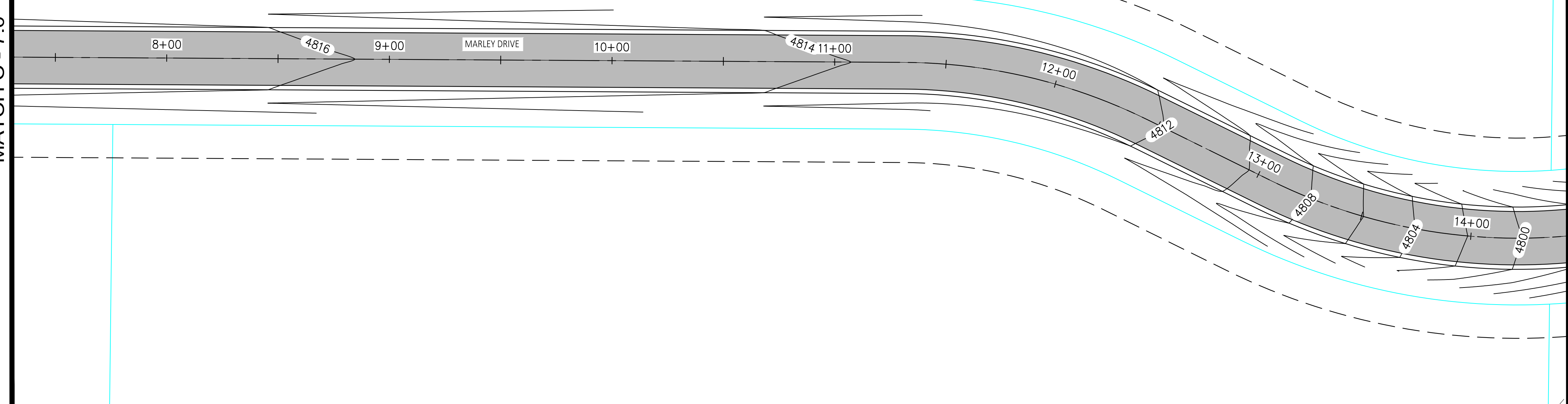


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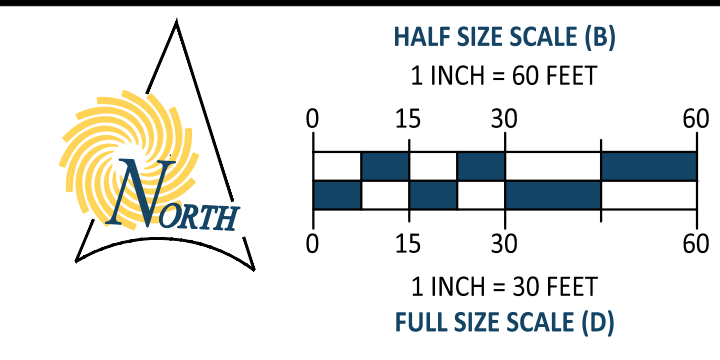
SHEET NUMBER
C-7.0

MATCH C - 7.0

MATCH C - 7.2

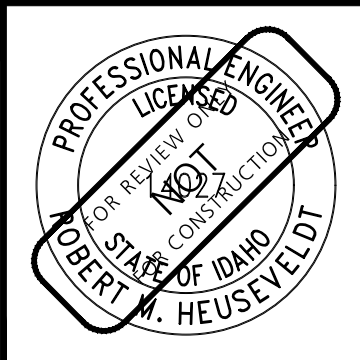


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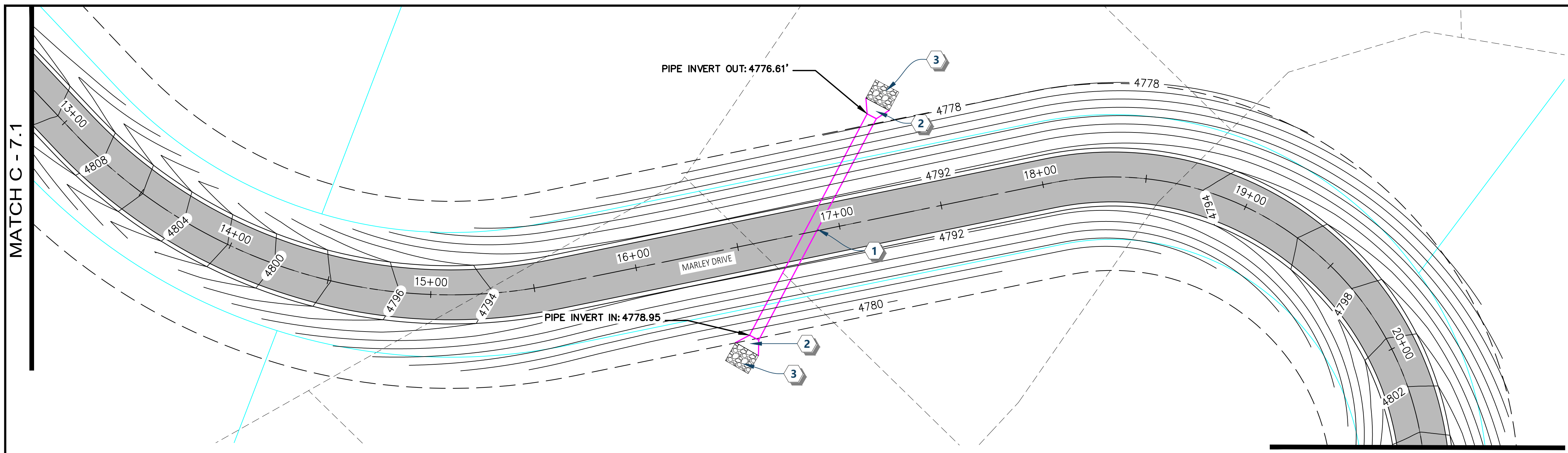
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PLAN & PROFILE MARLEY DRIVE
 MARLEY ACRES - DIVISION 1

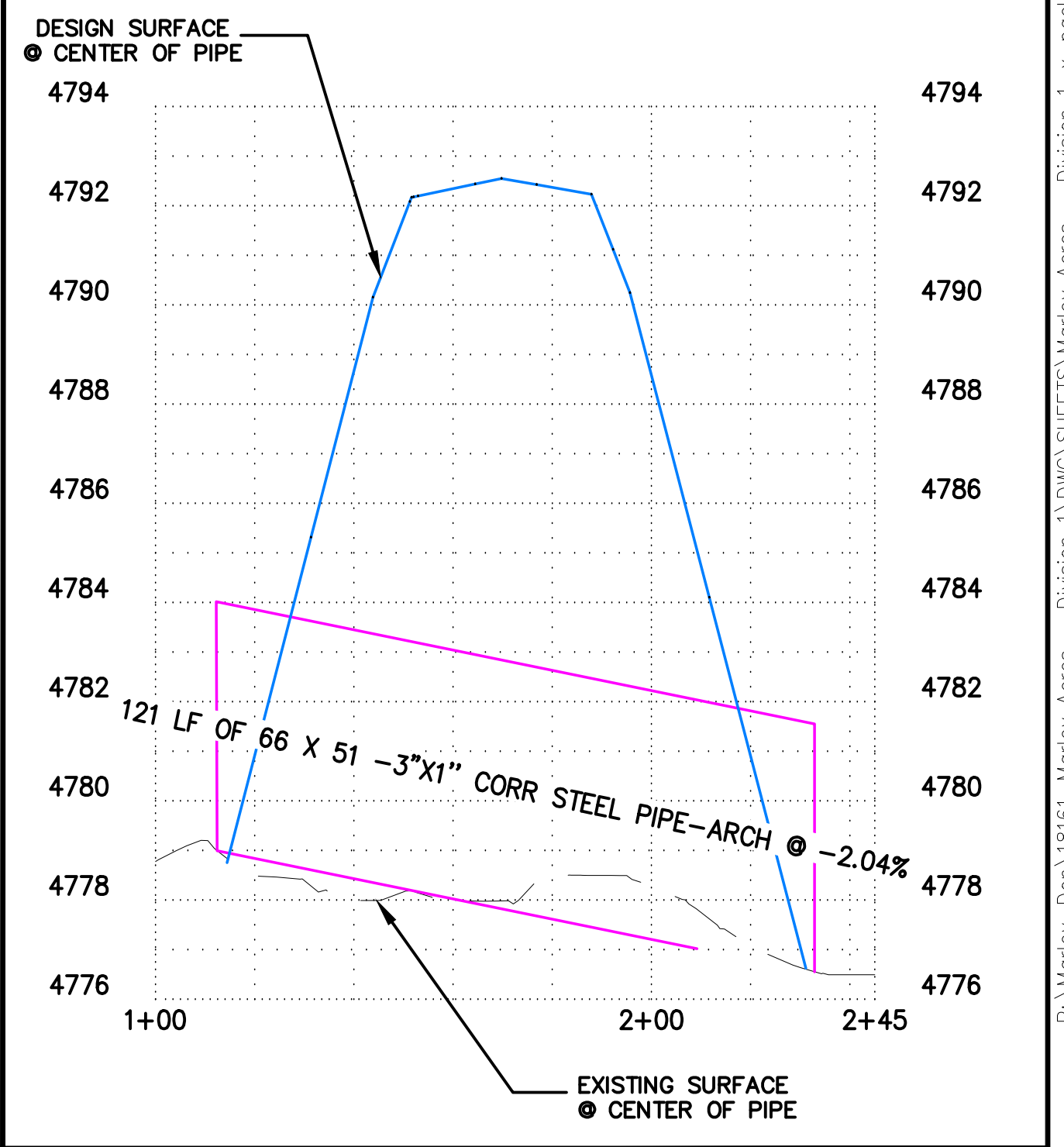
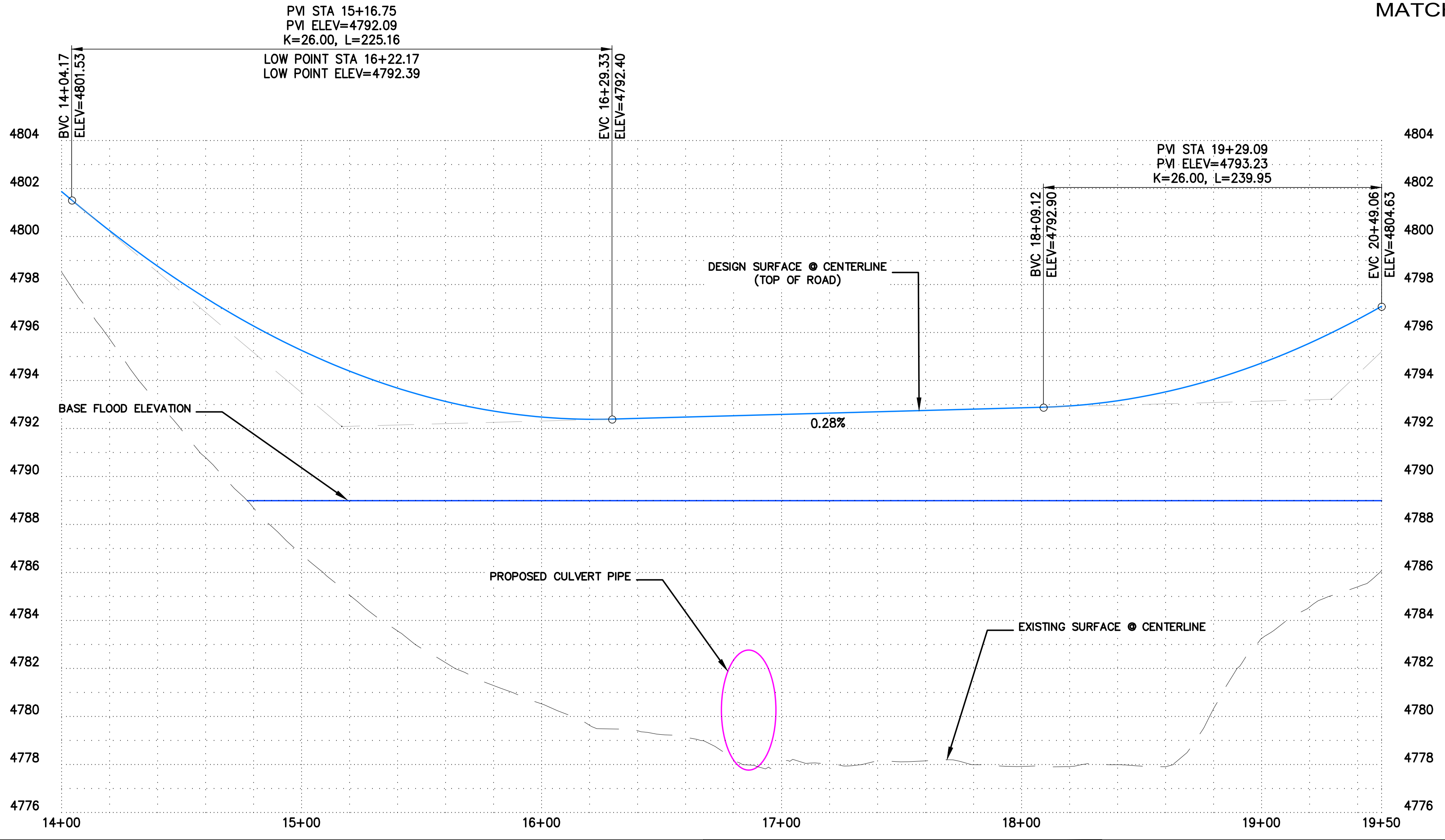
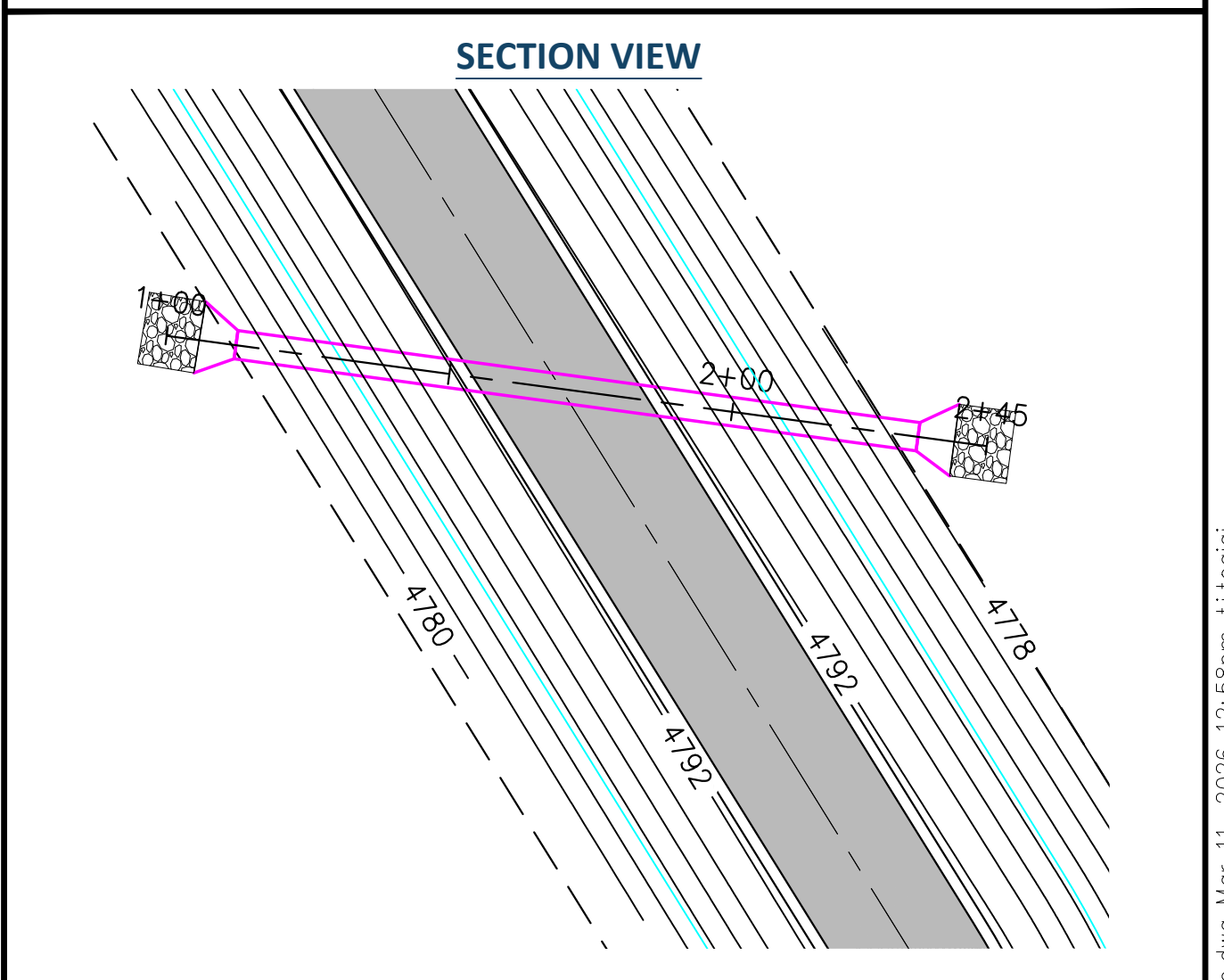


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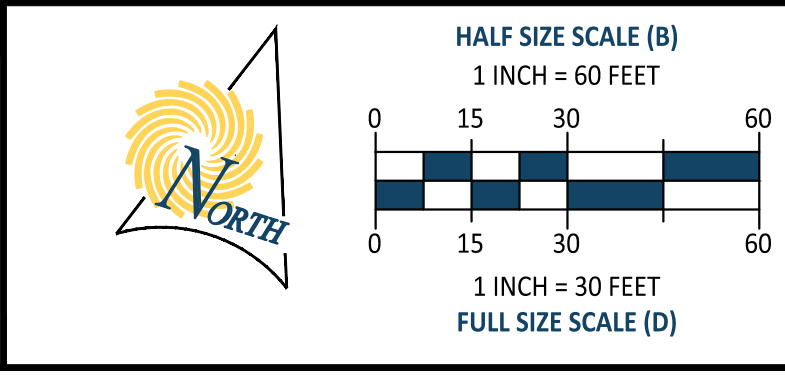
SHEET NUMBER
C-7.1



- ### CONSTRUCTION ITEMS
- 1 INSTALL 66 X 51 (60") HEL-COR PIPE ARCH (CMP) - 3" X 1" PER CONTECH MANUFACTURE DETAILS OR EQUAL
 - 2 66 X 51 (60") HEL-COR PIPE ARCH END SECTION - 3" X 1" PER CONTECH MANUFACTURE DETAILS OR EQUAL
 - 3 10' X 10' RIP RAP PIPE OUTLET (CLEAN 1' MINUS 10' RIP RAP) PER DETAIL A

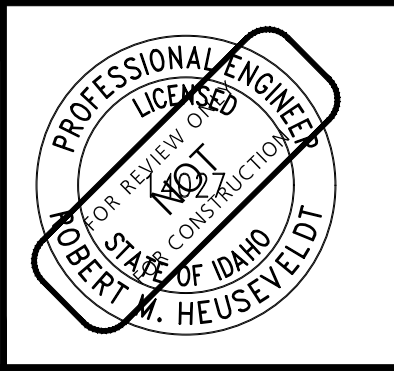


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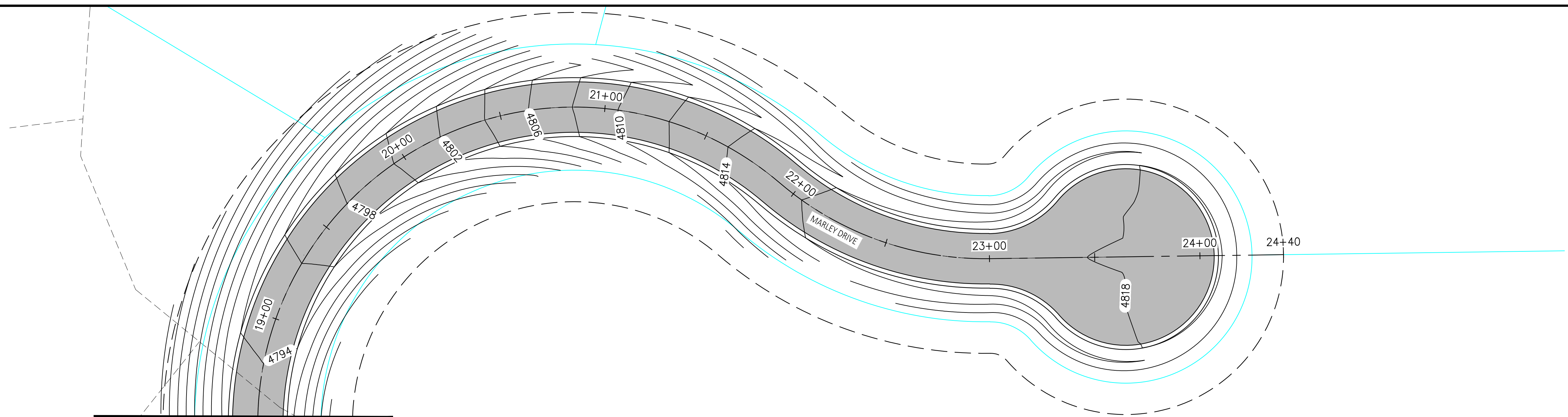
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DESIGNER: TJT	REVIEWER: RMH		
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SHEET NAME:
PLAN & PROFILE MARLEY DRIVE
 MARLEY ACRES - DIVISION 1

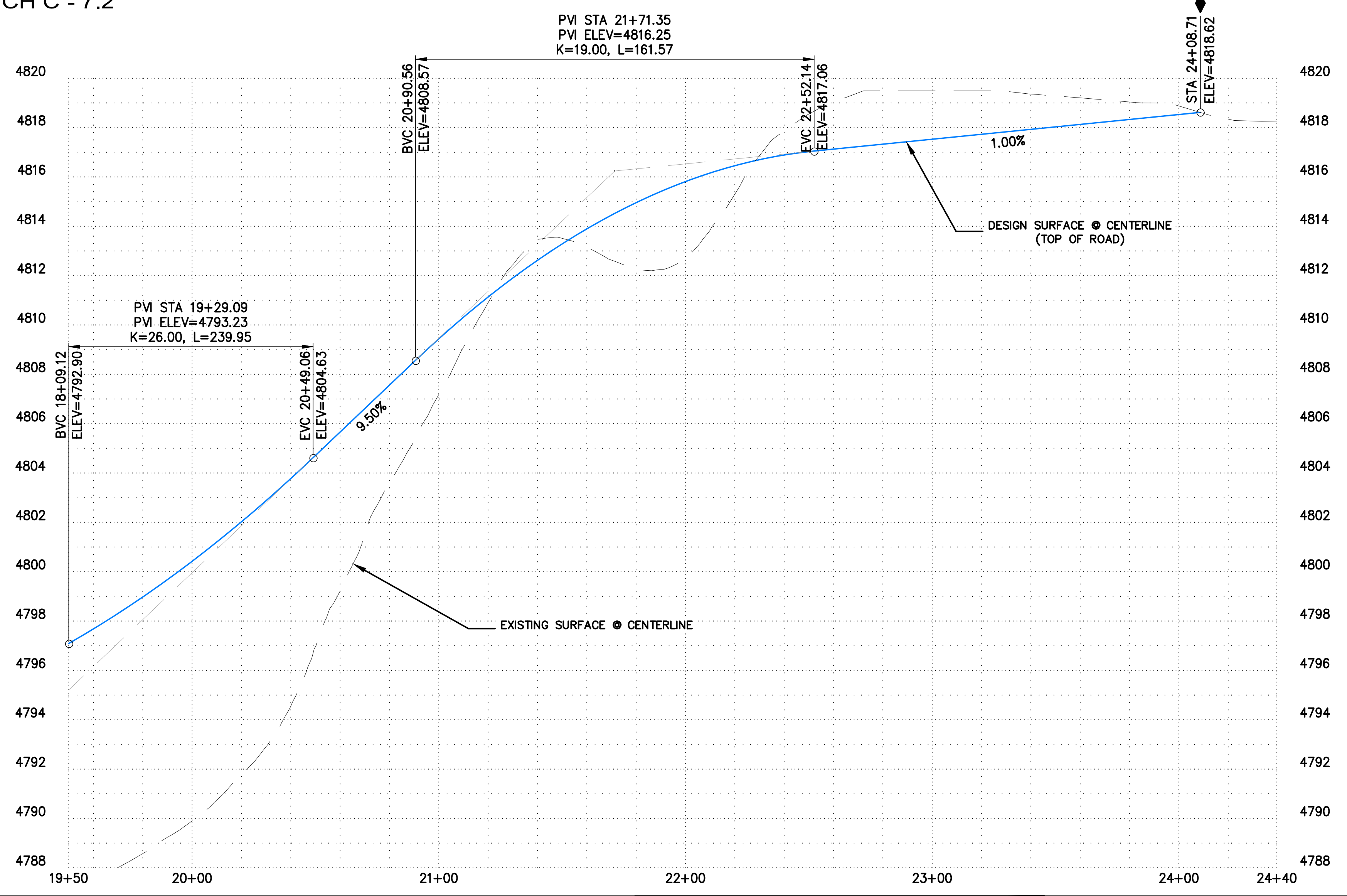


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C-7.2



MATCH C - 7.2



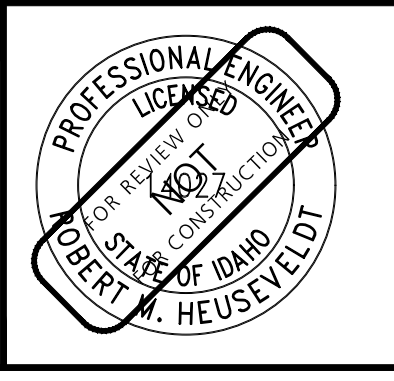
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HALF SIZE SCALE (B)
 1 INCH = 60 FEET
 FULL SIZE SCALE (D)
 1 INCH = 30 FEET

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DESIGNER: TJT	REVIEWER: RMH		
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#	DATE	BY	DESCRIPTION
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PLAN & PROFILE MARLEY DRIVE
 MARLEY ACRES - DIVISION 1

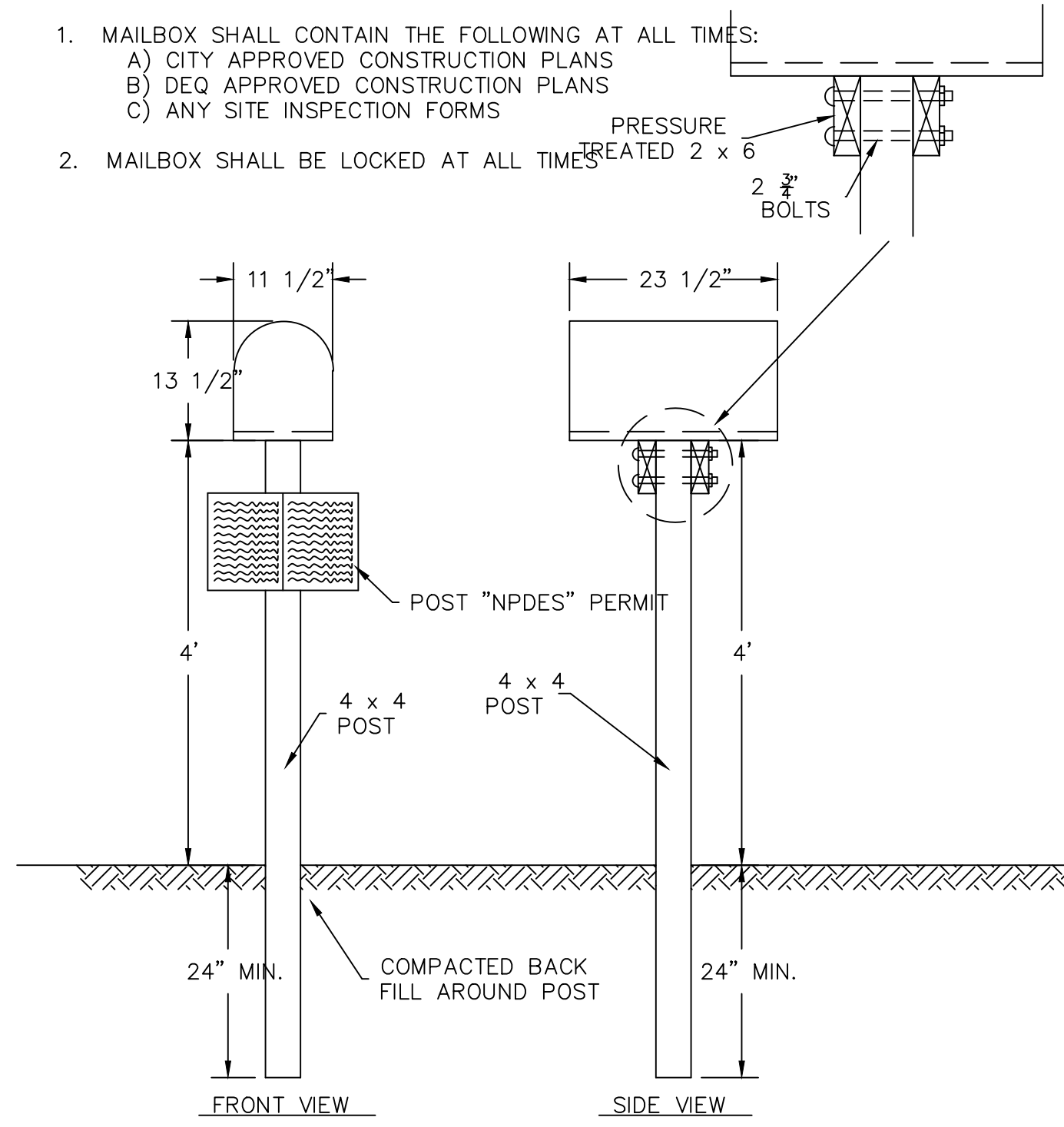


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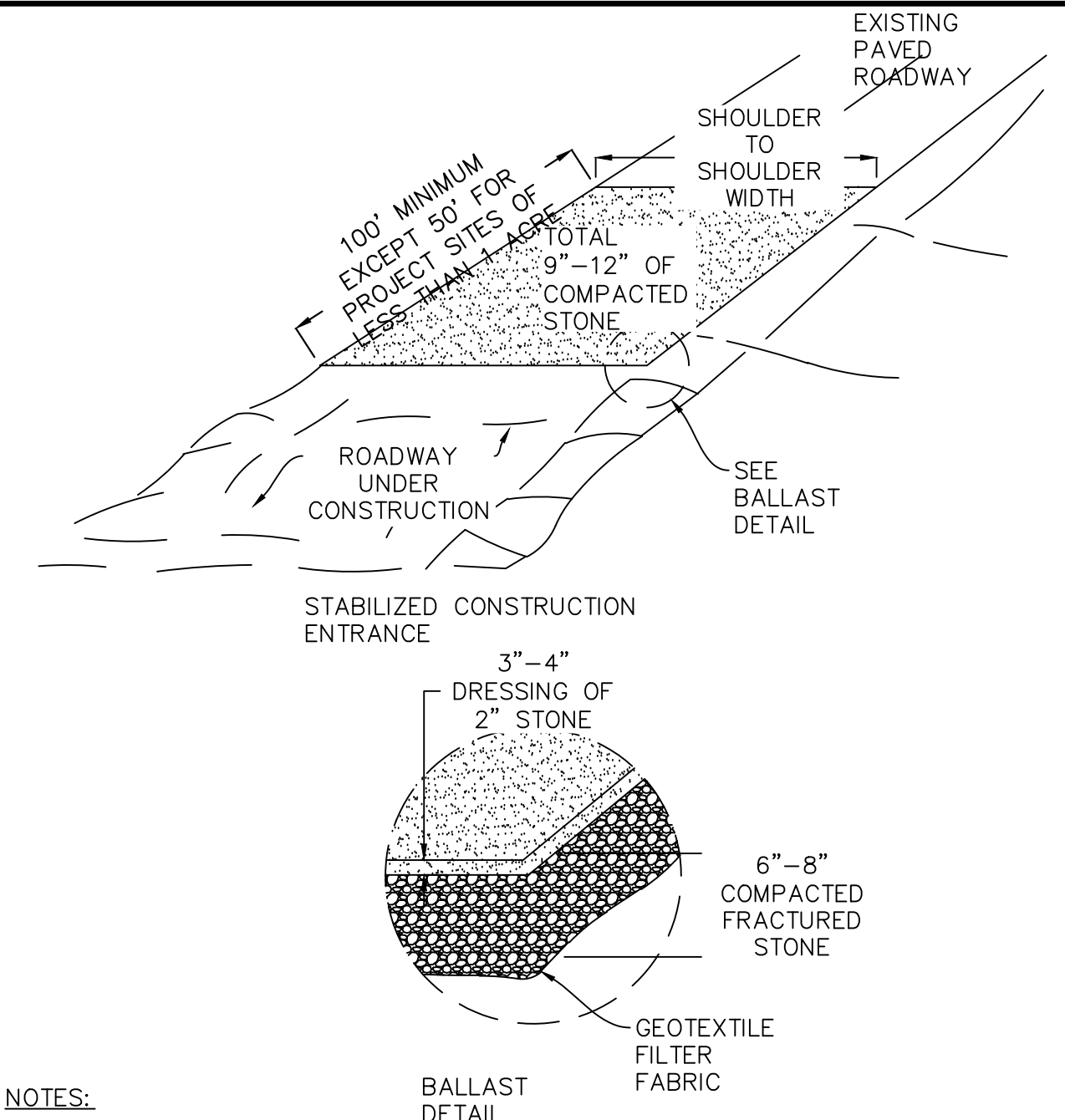
SHEET NUMBER
C-7.3

NOTES:

- MAILBOX SHALL CONTAIN THE FOLLOWING AT ALL TIMES:
 - CITY APPROVED CONSTRUCTION PLANS
 - DEQ APPROVED CONSTRUCTION PLANS
 - ANY SITE INSPECTION FORMS
- MAILBOX SHALL BE LOCKED AT ALL TIMES

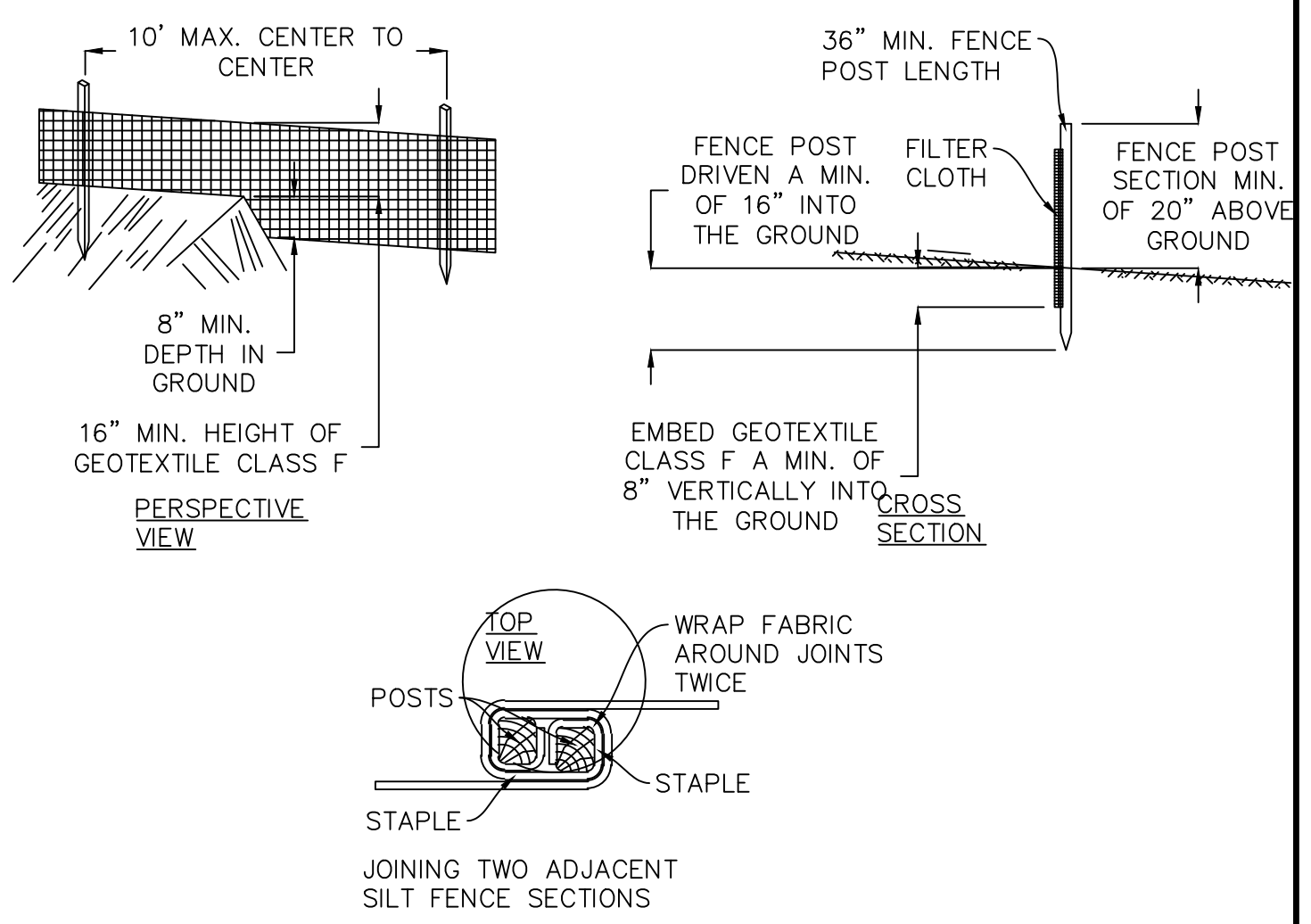


TEMPORARY MAILBOX DETAILS (NOT TO SCALE) **1008-A**



STABILIZED CONSTRUCTION ENTRANCE DETAILS (NOT TO SCALE) **1001-B**

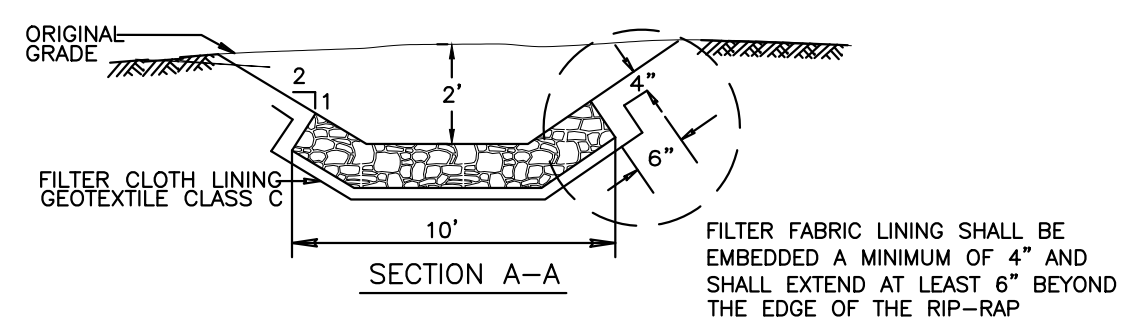
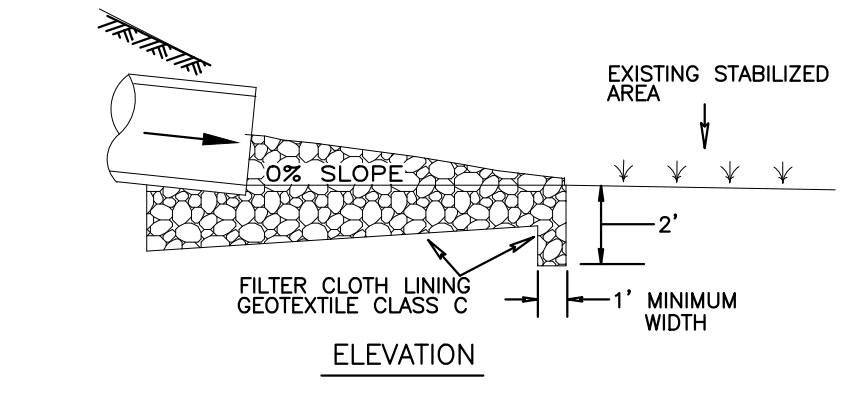
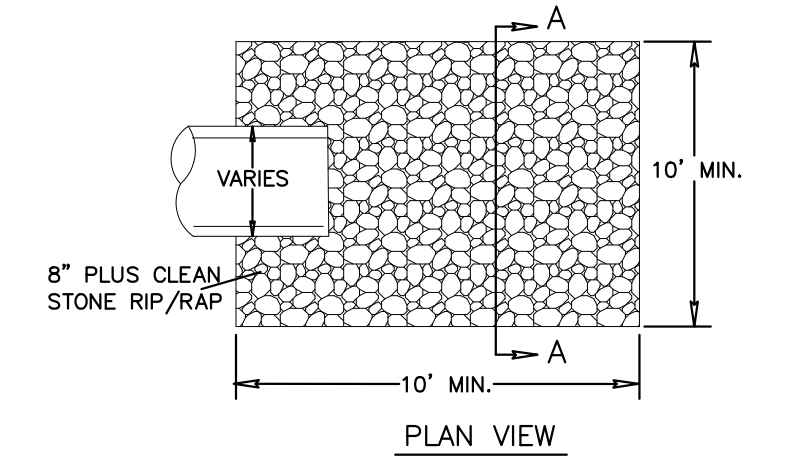
- NOTES:
- THE STABILIZED CONSTRUCTION ENTRANCE MAY REQUIRE PERIODIC TOP DRESSING OF 2" STONE, AS CONDITIONS DEMAND
 - THE STABILIZED CONSTRUCTION ENTRANCE LOCATED ON A DETOUR ROADWAY TO MEET THE MINIMUM PUBLIC ROAD RADII AND WIDTH REQUIREMENTS.
 - MINOR MODIFICATION TO THESE INSTALLATIONS MAY BE NECESSARY TO TEMPORARY STABILIZATION OF CONSTRUCTION ENTRANCE DETAIL



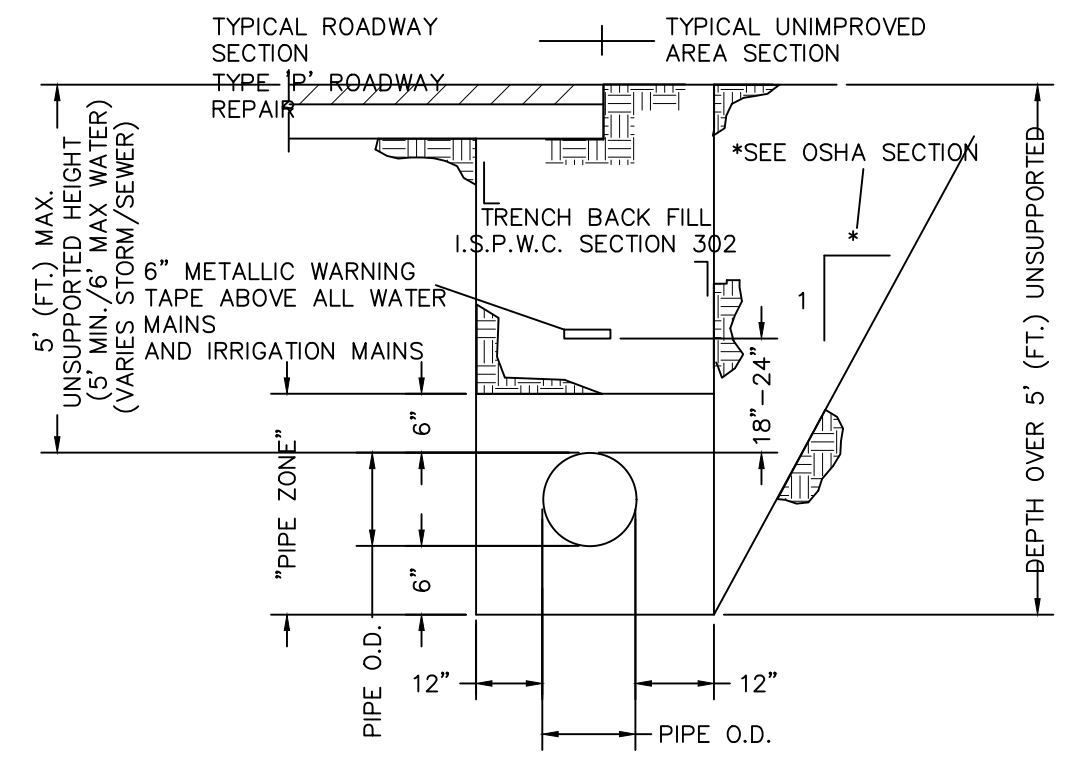
TYPICAL SILT FENCE DETAIL (NOT TO SCALE) **1003-C**

- NOTES:
- FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVE A MINIMUM OF 8" INTO THE GROUND. WOOD POSTS SHALL BE 1.5" SQUARE (MIN) CUT OR 1.75" DIA ROUND AND SHALL BE SOUND QUALITY WOOD. STEEL POSTS SHALL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1 LB/LF.
 - GEOTEXTILE SHALL FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT THE TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS FOR GEOTEXTILE CLASS F:

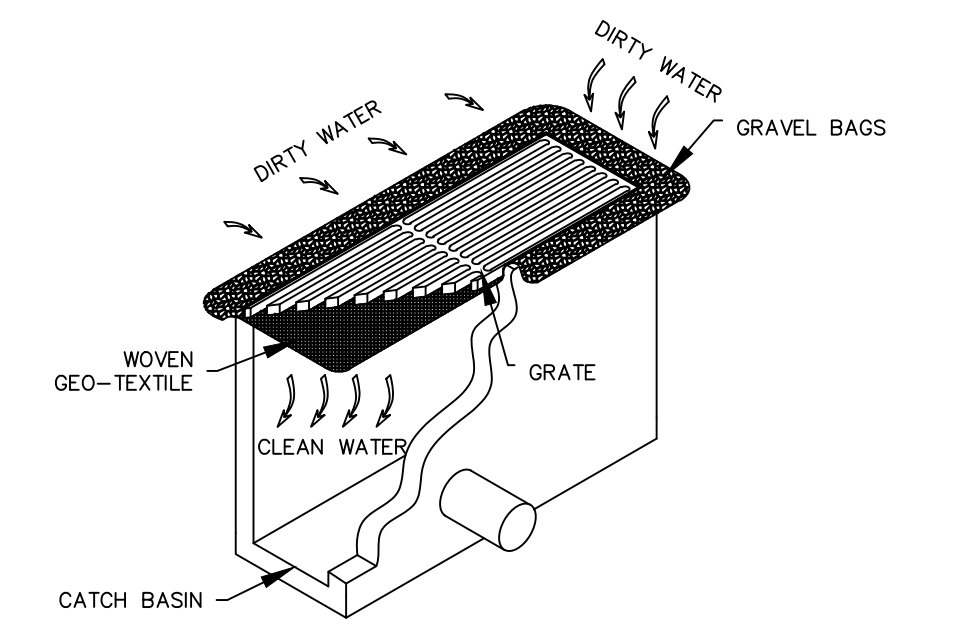
TENSILE STRENGTH	50 LBS/IN
TENSILE MODULUS	20 LBS/IN
FLOW RATE	0.3 GAL/SF./MIN
FILTERING EFFICIENCY	75%
 - WHERE ENDS OF GEOTEXTILE COME TOGETHER THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
 - SILT FENCE SHALL BE INSPECTED AFTER EVERY RAINFALL AND MAINTAINED WHEN BULGESE OCCUR OR WHEN SEDIMENT HAS REACHED 50% OF THE HEIGHT.



RIP RAP DETAIL (NOT TO SCALE) **A**

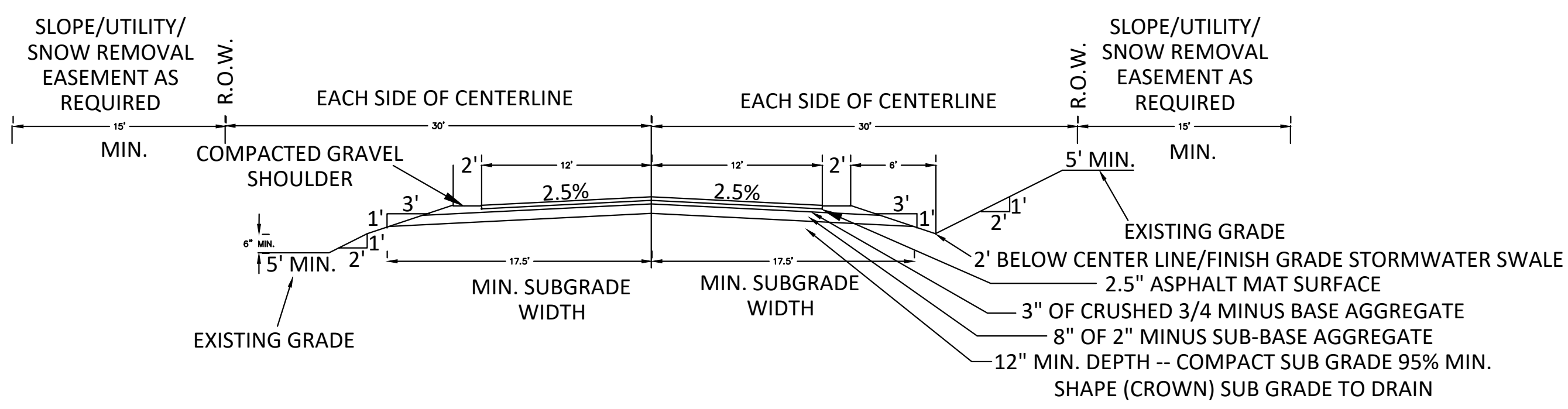


TYPICAL TRENCH SECTION & PIPE BEDDING DETAIL (NOT TO SCALE) **301**



TEMPORARY EROSION CONTROL INLET & BASIN PROTECTION DETAIL (NOT TO SCALE) **1006-C**

- NOTES:
- REMOVE ALL TRASH, DEBRIS, DUFF, AND MATERIALS WHICH COULD INTERFERE WITH THE INLET/BASIN PROTECTION FUNCTION PRIOR TO PLACEMENT AND ATERWARDS ON A DAILY BASIS AS NEEDED.
 - MINOR MODIFICATIONS TO THESE INSTALLATIONS MAY BE NECESSARY TO ACCOMMODATE FIELD CONDITIONS.
 - DIRECT RUNOFF DISCHARGED THROUGH INLET/BASIN PROTECTION THROUGH A FILTER BERM, SEDIMENT TRAPS, OR STABILIZED DISCHARGE AREA.
 - WHEN USING FILTER FABRIC ON INLET AND BASIN PROTECTION CONSULT THE MATERIALS SECTION PRIOR TO INSTALLATION.
 - GRAVEL FILTER OR FRAME WIRE MESH INSTALLATAIONS ARE INTENDED TO BE USED ON ANY STRUCTURE SURROUNDED BY PAVEMENT WITH OR WITHOUT CURBS.



TYPICAL ROAD CROSS SECTION (MARLEY DRIVE) (NOT TO SCALE) **801-A**

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SHEET IS NOT TO SCALE

SHEET INFORMATION

DESIGNER: TJT	REVIEWER: RMH
CREATED: 03.09.2026	LAST REVISED: 03.09.2026

REVISIONS

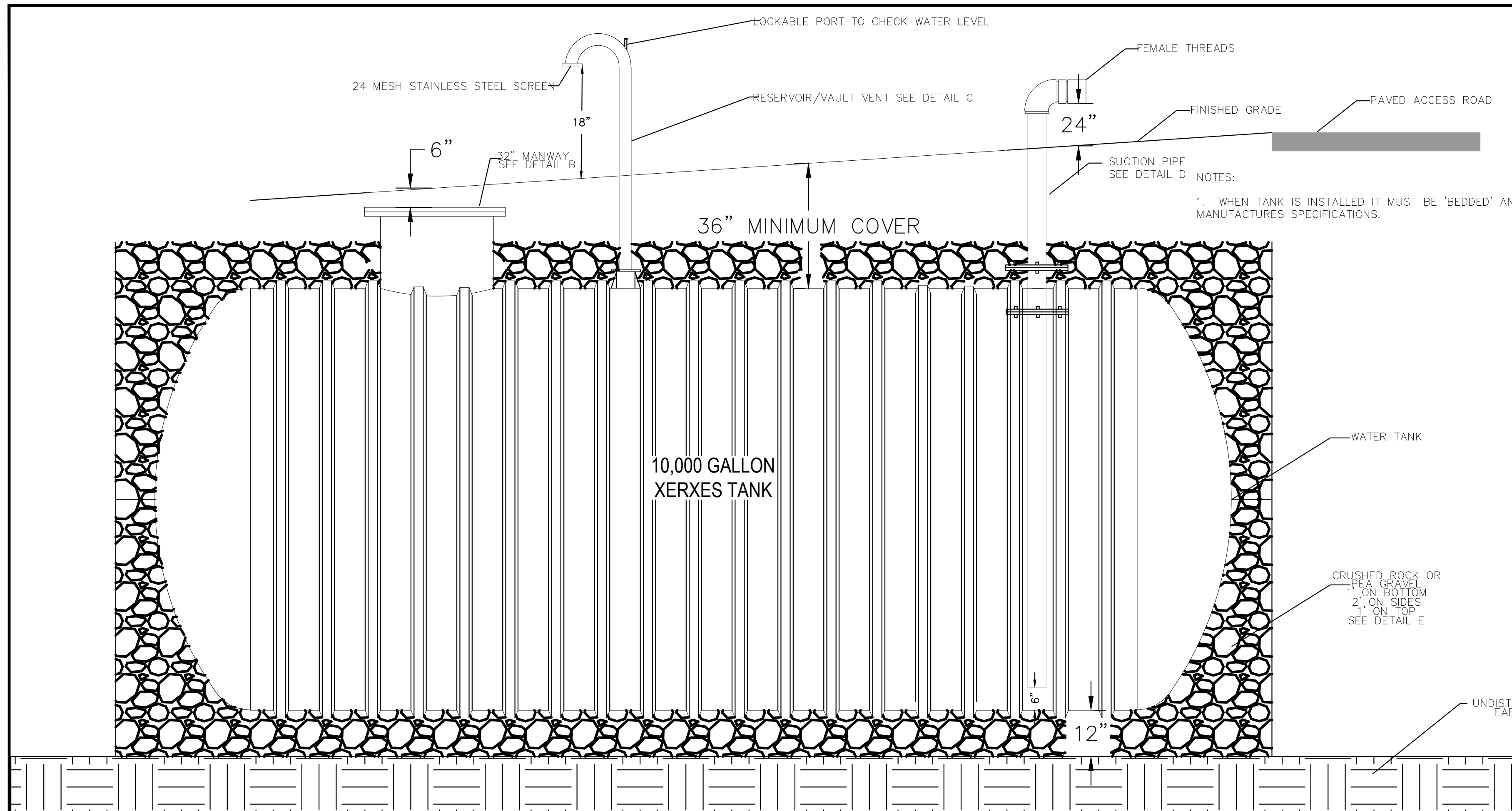
#	DATE	BY	DESCRIPTION
1			
2			
3			
4			

SHEET NAME:
PROJECT DETAILS
 MARLEY ACRES - DIVISION 1

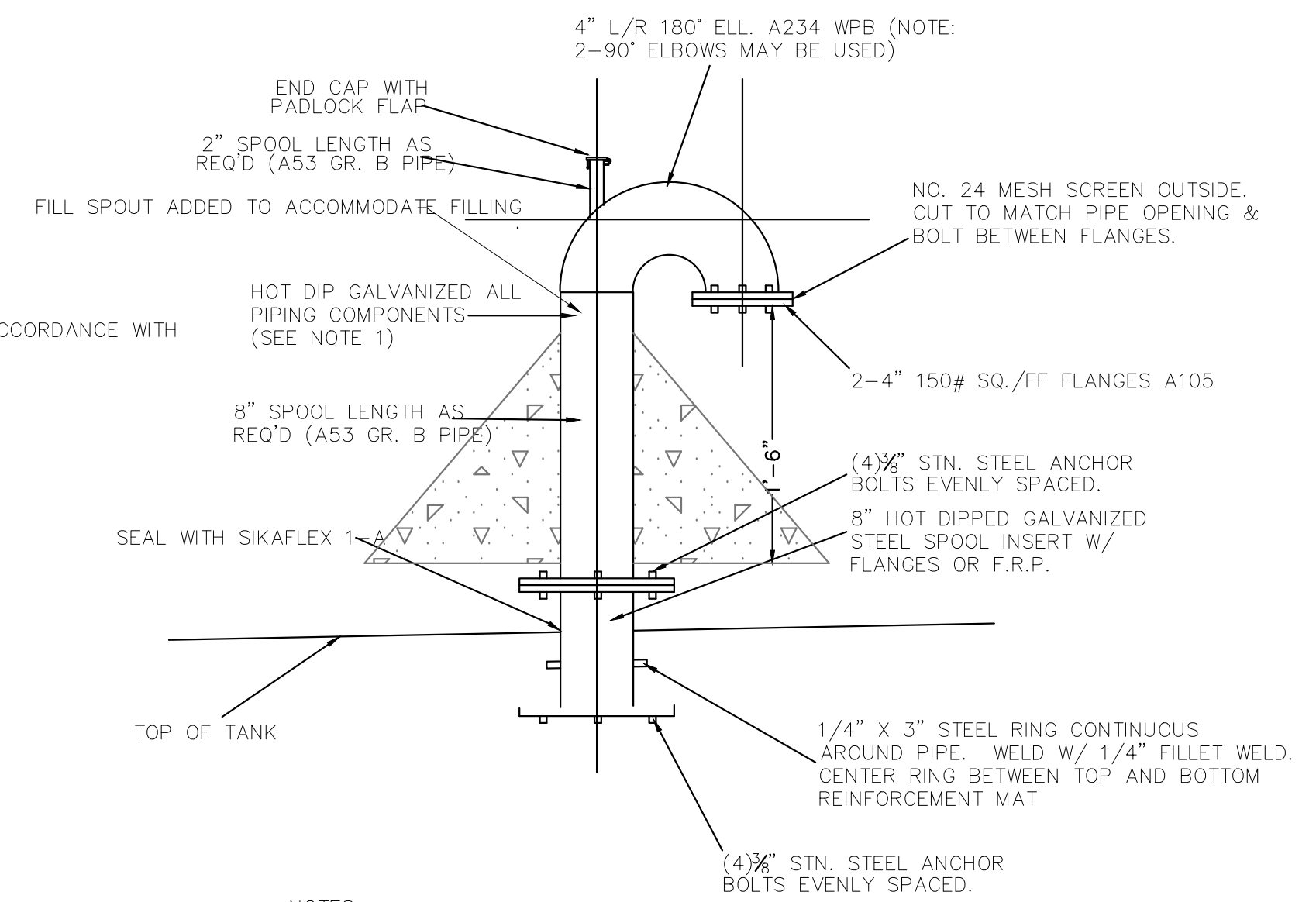
PROFESSIONAL ENGINEER
 LICENSE NO. 1001
 ROBERT W. HEUSLEY, P.E.

SUNRISE ENGINEERING
 600 EAST OAK STREET, POCATELLO, ID 83201
 TELEPHONE 208.234.0110
 www.sunrise-eng.com

SHEET NUMBER **C-8.0**

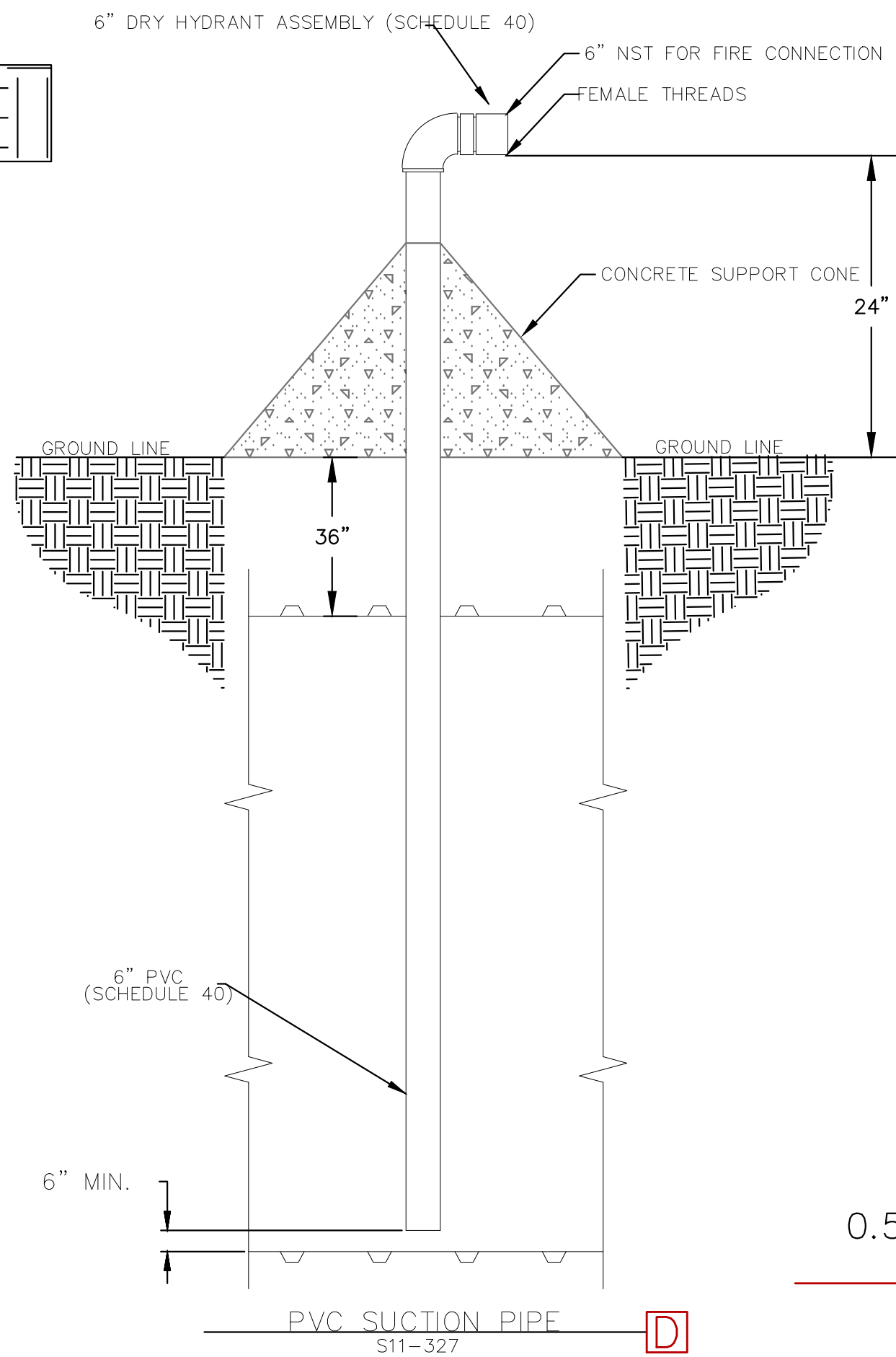


WATER STORAGE TANK
NO SCALE [A]

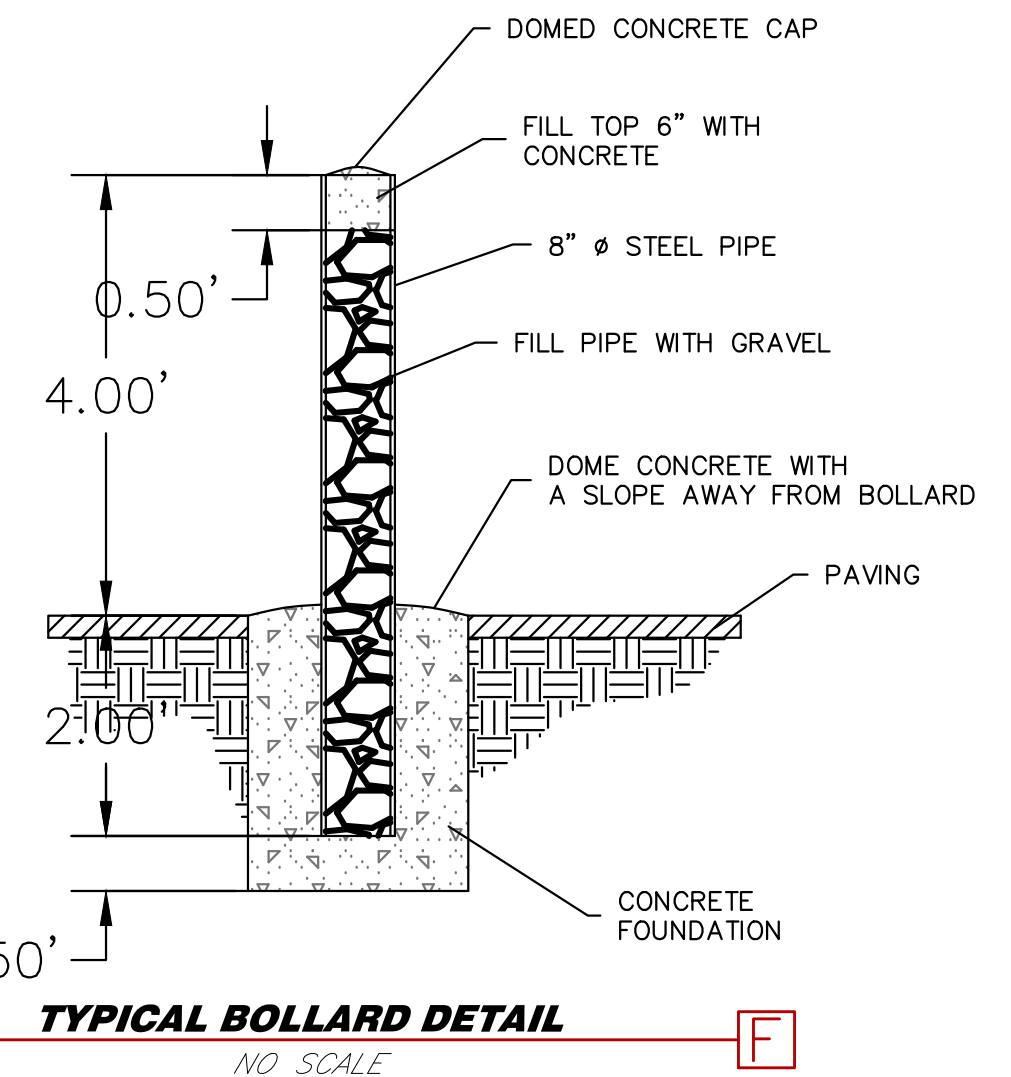


- NOTES:
1. VENT PIPING SHALL BE HOT DIPPED GALVANIZED (INTERIOR AND EXTERIOR) TOUCH UP AFTER INSTALLATION USING NSF 61 APPROVED GALVANIC PAINT.
 2. FLANGES SHALL BE LAP JOINT FLANGES RATED TO 300LB. BOLTS FOR FLANGES SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH CON TRACTORS SPECIFICATIONS
 3. STEEL PIPE SHALL BE MINIMUM STANDARD SCHEDULE 40 PIPE.

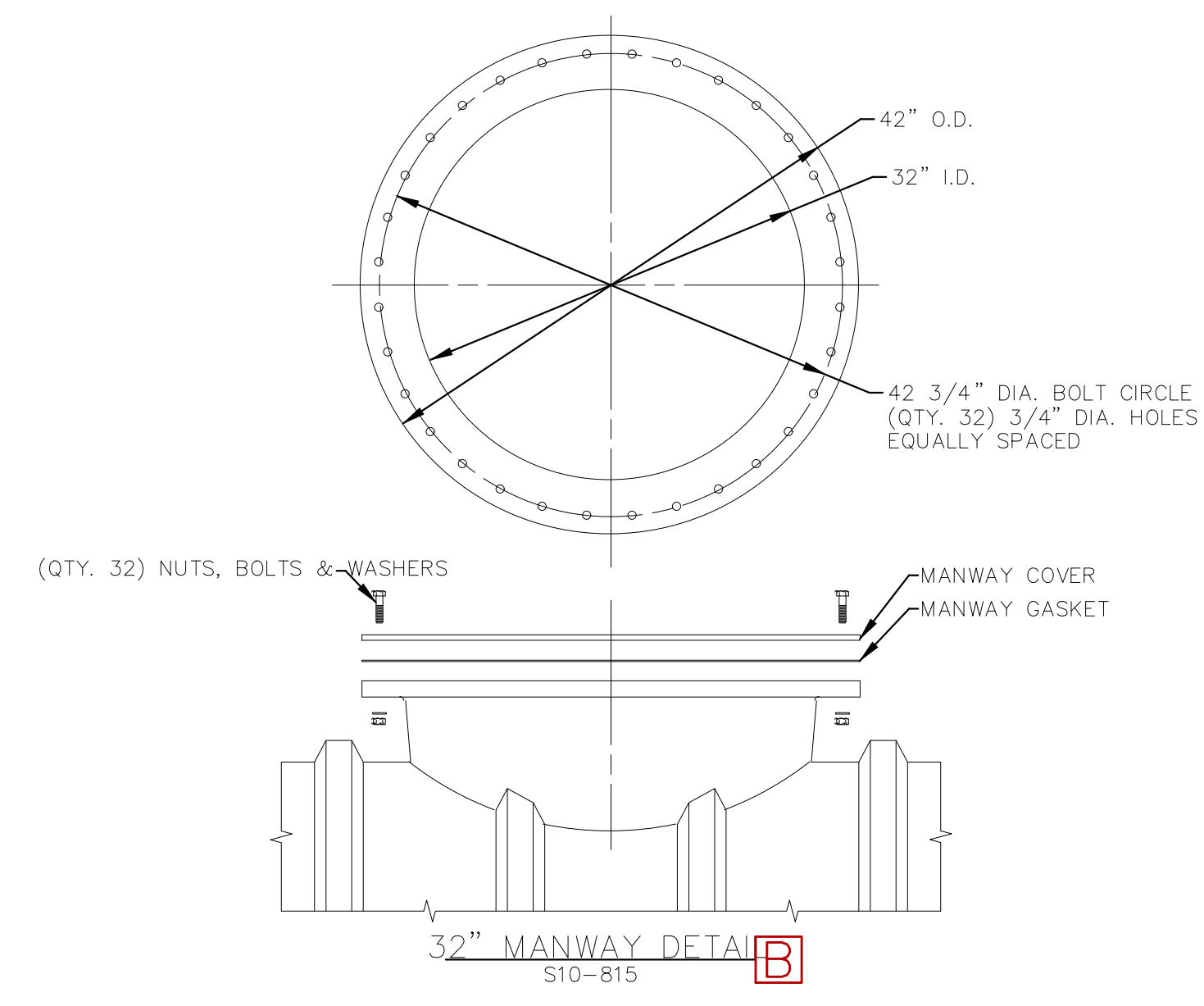
RESERVOIR/VAULT VENT DETAIL [C]



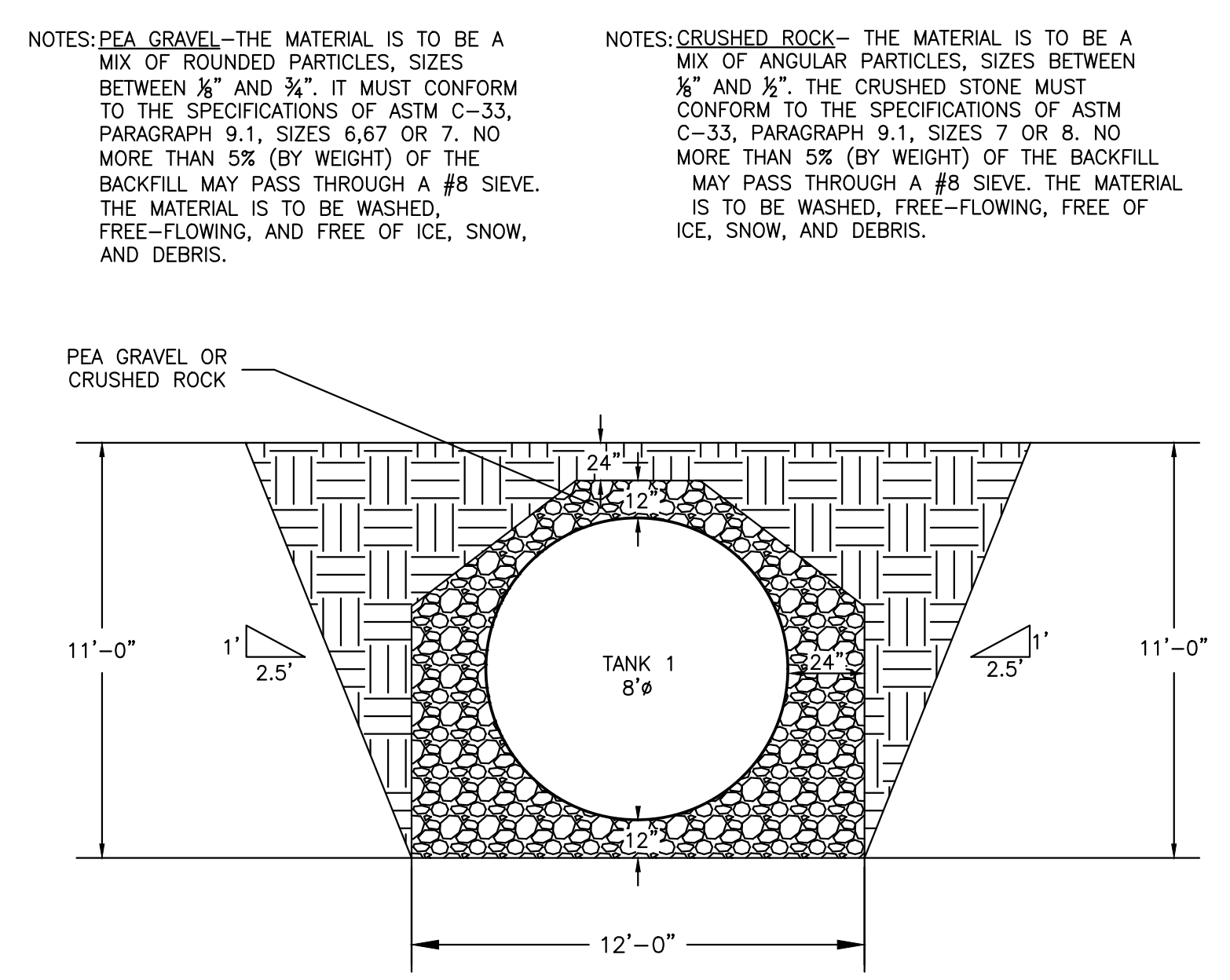
PVC SUCTION PIPE
S11-327 [D]



TYPICAL BOLLARD DETAIL
NO SCALE [F]



FIRE SUPPRESSION TANK DETAIL
NOT TO SCALE [B] 2000



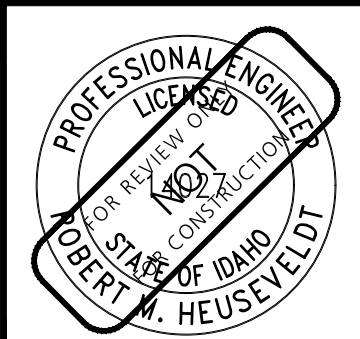
TANK BACKFILL DETAIL
NO SCALE [E]

- NOTES: PEA GRAVEL—THE MATERIAL IS TO BE A MIX OF ROUNDED PARTICLES, SIZES BETWEEN 1/8" AND 3/4". IT MUST CONFORM TO THE SPECIFICATIONS OF ASTM C-33, PARAGRAPH 9.1, SIZES 6, 67 OR 7. NO MORE THAN 5% (BY WEIGHT) OF THE BACKFILL MAY PASS THROUGH A #8 SIEVE. THE MATERIAL IS TO BE WASHED, FREE-FLOWING, AND FREE OF ICE, SNOW, AND DEBRIS.
- NOTES: CRUSHED ROCK—THE MATERIAL IS TO BE A MIX OF ANGULAR PARTICLES, SIZES BETWEEN 1/8" AND 1/2". THE CRUSHED STONE MUST CONFORM TO THE SPECIFICATIONS OF ASTM C-33, PARAGRAPH 9.1, SIZES 7 OR 8. NO MORE THAN 5% (BY WEIGHT) OF THE BACKFILL MAY PASS THROUGH A #8 SIEVE. THE MATERIAL IS TO BE WASHED, FREE-FLOWING, FREE OF ICE, SNOW, AND DEBRIS.

SHEET IS NOT TO SCALE

SHEET INFORMATION			
DESIGNER: TJT	REVIEWER: RMH		
CREATED: 03.09.2026	LAST REVISED: 03.09.2026		
REVISIONS			
#	DATE	BY	DESCRIPTION
1			
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3			
4			

SHEET NAME:
PROJECT DETAILS
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SUNRISE ENGINEERING
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TELEPHONE 208.234.0110
www.sunrise-eng.com

SHEET NUMBER
C-8.1

FINDINGS

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

**EXTENSION OF DEADLINE FOR SUBMITTAL OF FINAL PLAT
MARLEY ACRES DIVISION 1
PUBLIC HEARING: APRIL 15, 2026**

FILE #: SER-26-1
LOCATION: RPR4265012108, currently unaddressed.

APPLICANT:	OWNER:		
Sunrise Engineering	Don Marley	Lloyd Marley	Merrill Marley
Matt Baker	PO Box 4	PO Box 56	PO Box 128
600 E. Oak Street	Arimo, ID 83214	Arimo, ID 83214	Arimo, ID 83214
Pocatello, ID 83201			

REQUEST: EXTENSION OF DEADLINE FOR SUBMISSION OF FINAL PLAT – Matt Baker, request Council’s approval to extend the deadline for submission of the Final Plat for Marley Acres Division 1.

FINDINGS: The Preliminary Plat for Marley Acres Division 1 was heard and approved by the Planning & Development Council on April 17, 2024. A written decision with the Council’s approval was recorded on April 18, 2024. An extension for final plat deadline was submitted March 12, 2026. This deadline extension request will make the new completion date, April 17, 2027.
The reason for “good cause”, as stated by the applicant, is based on a purchase of the development falling through and not leaving enough time to complete the construction or recording of the plat. Construction plans have been submitted.

NOTICE AND TESTIMONY REQUIREMENTS:
Notice of this business item was completed according to statutory requirements.

REQUIRED FINDINGS FOR FINAL PLAT EXTENSION:

1. The applicant has submitted 100 percent of the engineering plans or has made a showing of “good cause.”

(If adding approval conditions) with the following conditions of approval,

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for extension of deadline for the final plat, for Marley Acres Division 1, as described in the application, shall be **[approved]** **[denied]** **[tabled]**.

Motion by _____, seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted [Yes] [No] [Absent/Recused]
Councilperson Madsen	Voted [Yes] [No] [Absent/Recused]
Councilperson Selleneit	Voted [Yes] [No] [Absent/Recused]
Councilperson Ulrich	Voted [Yes] [No] [Absent/Recused]
Councilperson Ward	Voted [Yes] [No] [Absent/Recused]

Motion carried by a _____ to _____ vote.

Dated this _____ day of _____, 2026.

Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this _____ day of _____, in the year of 2026, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

S	_____
E	Notary Public
A	My Commission Expires on _____ 20____
L	

AGENDA ITEM NO. 10

Withdrawn

AGENDA ITEM NO. 11

Items of Interest

- a) Update on recommendations to Commissioners
- b) Discussion of upcoming hearing items
- c) Announcements