

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

VARIANCE 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** filed with the Planning and Development Council prior to the expiration date of the original variance.

Based on the Staff Report and the applicant submitted the extension before the expiration date.

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**.

Motion by Molly Dimick, seconded by Krystal Madsen to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted Yes
Councilperson Madsen	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Absent
Councilperson Ward	Voted Yes

Motion carried by a 4 to 0 vote.

Dated this 15th day of April, 2026.



 Signed by (Chairperson) (Vice Chair)

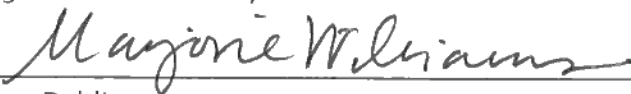
ACKNOWLEDGEMENT CERTIFICATE

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

On this 15th day of April, in the year of 2026, before me Marjorie Williams, a notary public, personally appeared Chad Selleneit as chair/vice-chair on behalf of the Bannock County Planning and Development Council, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

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 Notary Public
 My Commission Expires on 5/31 2031