

**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** a reasonable alternative.

This is based on: The Staff Report which states that a 1-3% grade on adjoining pasture that joins from the proposed building location could be an alternative.

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

This is based on: With current traffic conditions on Sublette Road and no adjoining neighbors and no opposing public comments received.

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

This is based on: Current traffic conditions on Sublette Road, also there are no adjoining neighbors, and no opposing public comments received.

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

This is based on: The Staff Report which states the hardship appears to be self-imposed of design preference driven rather than a strict physical limitation.

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 **denied**.

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 No
Councilperson Ulrich	Voted Absent
Councilperson Ward	Voted Yes

Motion carried by a 3 to 1 vote.

Dated this 15th day of April, 2026.

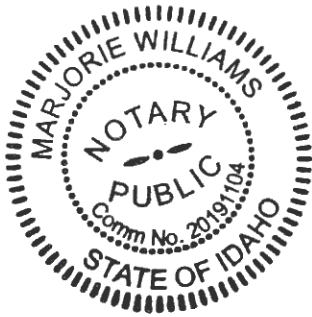
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Signed by (Chairperson) (Vice Chair)

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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Marjorie Williams
Notary Public
My Commission Expires on 5/31 20 31