



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

MAY 20, 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) April 15, 2026 |

PUBLIC HEARING ITEMS

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

- AGENDA ITEM NO. 4. SUBDIVISION CONCEPT PLAN – NELSON MEADOWS FIRST ADDITION – ACTION ITEM: Pursuant to Section 302 of the Bannock County Subdivision Ordinance, Stewart Ward proposes to subdivide approximately 22.02 acres of land into three (3) buildable lots and one (1) open space lot. The buildable lots would range from 2.74 to 3.82 acres in size. The subject properties are parcels RPRRNMS000200, RPR4015018505, RPRRNMS000300, and RPRRNMS000400 located off of East Jackson Creek Road, a county-maintained road, and Murdock Drive, a private maintained road. Individual wells and septic systems have been proposed. Type of action: Decision.

BUSINESS ITEMS

- AGENDA ITEM NO. 5. SUBDIVISION PRELIMINARY PLAT – WESTFIELD ESTATES DIVISION 7 – ACTION ITEM: David Assan requests preliminary plat approval for tax parcel RPR3853006606, in accordance with procedures and standards established in the Subdivision and Zoning Ordinance. Type of action: Decision.

- AGENDA ITEM NO. 6. ~~SUBDIVISION PRELIMINARY PLAT – REPLAT OF DEER VALLEY RESERVE & DEER VALLEY RESERVE DIVISION 2 – ACTION ITEM: Matt Baker requests preliminary plat approval for tax parcels RPRRDVR000100, RPRRDVR000200, RPRRDVR000300, RPRRDVR000400, RPRRDVR000500, RPRRDVR000600, RPRRDVR000700, RPRRDV2000800, RPRRDV2000100, RPRRDV2000200, RPRRDV2000300, RPRRDV2000400, RPRRDV2000500, RPRRDV2000600, and RPRRDV2000700, in accordance with procedures and standards established in the Subdivision and Zoning Ordinance. Type of action: Decision.~~

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- AGENDA ITEM NO. 7. ITEMS OF INTEREST
- a) Update on recommendations to Commissioners
 - b) Discussion of upcoming hearing items
 - c) Announcements

- AGENDA ITEM NO. 8. CITIZEN COMMENTS

attendance, but only if the parties have filled out the testimony sign-in sheet. **If you have submitted written testimony as part of the packet, you cannot also give an oral testimony unless it is to read the written testimony into the record.** In order to keep a clear audio recording of this hearing, when testifying, a person must come to the podium and state their full name and address. Comments will not be accepted from the audience seats and discriminatory testimony shall not be permitted. There shall be no booing, hissing, or cheering.
