

**BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL**

**REGULAR MEETING AGENDA AND NOTICE**

WEDNESDAY, December 12, 2018

---

**4:15 p.m.** Room 212, Bannock County Courthouse, 624 E Center Street, Pocatello, Idaho

---

**A. ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST- EX-PARTE COMMUNICATION AND SITE VISIT:**

Disclose who was talked to, the basic substance of the conversation and if it had any influence. Disclose if a site visit was made, location(s) of the visit and what was seen.

**B. PRELIMINARY BUSINESS – Action Item:**

Agenda Clarification and Approval

**C. APPROVAL OF MINUTES – Action Item:**

September 27, 2018

**D. ADOPTION OF DECISIONS - Action Items:**

1. Preliminary Plat – Applicant Prairie Estates
2. Preliminary Plat – Applicant Yakovac

**E. PUBLIC HEARING ITEMS:**

1. VARIANCE FROM 316 TABLE OF BUILDING BULK AND PLACEMENT STANDARDS - ACTION ITEM: In accordance with §316 of the Bannock County Zoning Ordinance, applicants Cole and Diana Ellis request approval to reduce the lot size on an 1.03 acre parcel at 13465 N. Rio Vista Rd., Pocatello. The parcel is known as tax parcel #R3803045203. The parcel is located in the Agricultural district. 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.
2. VARIANCE FROM 401 ACCESSORY USES - ACTION ITEM: In accordance with §401 of the Bannock County Zoning Ordinance, applicant Todd Dye requests approval to increase the minimum distance between a residential structure and a cottage dwelling on an 25.96 acre parcel at 355 N. Marsh Creek Road, Inkom, ID. The parcel is known as tax parcel #R4015032003. The parcel is located in the Residential Rural district. 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.
3. CONDITIONAL USE PERMIT MINING - ACTION ITEM: The applicant petitions for a conditional use permit to develop the subject property for commercial gravel mining in order to provide crushed and screened gravel and sand. The subject property is located in Section 19, Township 11 South, Range 37 East of the Boise Meridian and is found in tax parcel number R4433019505. The site is unaddressed and consists of 402.62 acres. At the hearing, the Council shall evaluate the proposal against criteria established in §530.6 of the Zoning Ordinance. Type of action: Decision.

**F. BUSINESS ITEM(S):**

1. APPEAL- ACTION ITEM: In accordance with §550 of the Zoning Ordinance, appellant, Tom Katsilometes, requests Council review of the Planning Director's decision in which an extension request was denied.

2. PRELIMINARY PLAT – BENTEL SUBDIVISION (applicant: Shadow Brook Development, LLC). Applicant requests review of a preliminary plat, pursuant to Bannock County Subdivision Ordinance No. 1007-4, Section 303 PRELIMINARY PLAT REVIEW.

**G. ITEMS OF INTEREST:**

Update on recommendations to Commissioners (if any)

Discussion of upcoming hearing items (if required)

**H. CITIZEN COMMENTS:** (Open time for general citizen comments)

**I. WORK SESSION:**

SUBDIVISION ORDINANCE: Review changes to the Bannock County Subdivision Ordinance, removal of concept plan and transition public hearing to preliminary plat.

---

A complete description of each item will be available to the public on request at the Office of Planning and Development Services and on the department's website (<http://www.bannockcountyplanning.us>) November 27. Staff reports will be available to the public at the Office of Planning and Development Services and the department's website on December 5, 2018.

*Bannock County complies with requirements of the Americans with Disability Act. If you need special assistance, please call (208) 236-7230 to request accommodation.*