

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL

REGULAR MEETING AGENDA AND NOTICE

WEDNESDAY, November 14, 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

October 17, 2018

D. ADOPTION OF DECISIONS - Action Items:

1. Preliminary Plat – Applicant Prairie Estates
2. Preliminary Plat – Applicant Yakovac
3. Variance – Applicant LKQ
4. Variance – Applicant Helmendollar
5. Preliminary Plat – Applicant Harris
6. Recommendation of Amendment to Area of City Impact Map – Applicants City of Pocatello

E. PUBLIC HEARING ITEMS:

1. VARIANCE FROM 327 TABLE OF BUILDING BULK AND PLACEMENT STANDARDS - ACTION ITEM: In accordance with §327 of the Bannock County Zoning Ordinance, applicants Brian and Wendy Deffinger request approval to reduce the setback from a waterway on an 11.19 acre parcel at 6477 W. Buckskin Rd., Pocatello. The parcel is known as tax parcel #R3851024200. 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.
2. CONDITIONAL USE PERMIT - ACTION ITEM: The applicant Blaine Frandsen petitions for a conditional use permit to rent a family cabin at an unaddressed site on Quail Way, Lava Hot Springs, ID. The parcel is known as tax parcel RRIFL002000. The land is located within the Recreational zoning district. At the hearing, the Council shall evaluate the proposed use against criteria established in §530 of the Bannock County Zoning Ordinance. Type of action: Decision.
3. 475.9 – BILLBOARDS - ACTION ITEM: The Council will review the Bannock County Zoning Ordinance for changes to section 475.9 – BILLBOARDS. Changes may include but are not limited to the addition of standards for digital billboards, the addition of permitted districts, and the revision of standards for static display billboards. Type of action: Recommendation to County Commissioners.

4. VOLUNTARY TRANSFER OF DEVELOPMENT RIGHTS - ACTION ITEM: The Council will review the Bannock County Subdivision Ordinance for inclusion of a new section VOLUNTARY TRANSFER OF DEVELOPMENT RIGHTS. The section will include applicability, process, and definition requirements. Type of action: Recommendation to County Commissioners.

F. BUSINESS ITEM(S):

1. CALENDAR- ACTION ITEM: Approval of calendar for 2019.
2. SUBDIVISION ORDINANCE: Review of plan to implement changes to the Bannock County Subdivision Ordinance.

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:

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>) by October 30, 2018. Staff reports will be available to the public at the Office of Planning and Development Services and the department's website on November 7, 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.