

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL

REGULAR MEETING AGENDA AND NOTICE

WEDNESDAY, October 17, 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:

Agenda Clarification and Approval

C. APPROVAL OF MINUTES:

September 19, 2018

D. ADOPTION OF DECISIONS:

1. Dissolution of Conditional Use Permit – Applicants Salas and Castanada
2. Variance – Applicant Green
3. Site Plan Approval – Applicant Green
4. Conditional Use Permit – Applicant Miller
5. Recommendation of Amendment to Future Land Use Map – Applicants Stoddard and Merzlock
6. Recommendation of Rezone – Applicants Stoddard and Merzlock

E. PUBLIC HEARING ITEMS:

1. **VARIANCE FROM 355 PERFORMANCE REQUIREMENTS:** In accordance with §355 of the zoning ordinance, applicants LKQ of Eastern Idaho requests approval to waive the performance requirements on a 9.57 acre parcel at 5497 S. 5th Ave, Pocatello, on tax parcel #R4013003202. The parcel is located in the Multiple Use 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 327 TABLE OF BUILDING BULK AND PLACEMENT STANDARDS:** In accordance with §540 of the zoning ordinance, applicant Mark Helmandollar requests approval to decrease the setback on a 1.71 acre parcel at 459 E. Elaine, Inkom, on tax parcel #RRJK1002000. 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.

F. BUSINESS ITEM(S):

1. **MARSH CREEK ACRES:** Jeff Harris (applicant); The applicant requests Preliminary Plat approval in accordance with procedures and standards established in the Subdivision and Zoning Ordinances

2. **475.9 – BILLBOARDS:** The Council may review the Zoning Ordinance for possible changes to section 475.9 – BILLBOARDS. Changes may include but are not limited to the addition of standards for digital billboards and the revision of standards for static display billboards.

2. VOLUNTARY TRANSFER OF DEVELOPMENT RIGHTS: The Council will review the Subdivision Ordinance for possible inclusion of a new section VOLUNTARY TRANSFER OF DEVELOPMENT RIGHTS. The section will include applicability, process, and definition requirements.

3. OVERVIEW OF THE POCATELLO AREA OF CITY IMPACT AGREEMENT AND MAP: The Council will review the request made by the City of Pocatello to adjust the Pocatello Area of City Impact Agreement.

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:

1. Training from Idaho County Risk Management Program.

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 2, 2018. Staff reports will be available to the public at the Office of Planning and Development Services and the department's website on October 10, 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.