

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL

SPECIAL MEETING AGENDA AND NOTICE

WEDNESDAY, May 16, 2018

4:00 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:

1. Agenda Clarification and Approval

C. APPROVAL OF MINUTES:

1. March 21, 2018 Meeting
2. April 9, 2018 Meeting
3. April 18, 2018 Meeting
4. May 2, 2018 Meeting

D. ADOPTION OF DECISIONS:

1. Comprehensive Plan Future Land Use Map Amendment – Net Prophet
2. Zoning Ordinance Map Amendment/Rezone – Net Prophet
3. Comprehensive Plan Future Land Use Map Amendment – Lyn Yost
4. Zoning Ordinance Map Amendment/Rezone – Lyn Yost
5. Conditional Use Permit – Morden
6. Variance – Katsilometes
7. Variance – Myler
8. Variance - Pusey
9. Preliminary Plat – Myler
10. Building over 4,000 sq ft - Olson

E. PUBLIC HEARING ITEMS:

1. **COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT** – The applicants Rhoud and Susan Porter propose the redesignation of approximately 12.08 acres of land from City Residential and City Mixed-Use to Suburban Residential; the subject property is located in the SW4SE4 of Section 32, Township 5 South, Range 34 East of the Boise Meridian and is identified as tax parcel number R3803050301. The site is currently unaddressed. At the hearing, the Council shall evaluate the proposal against criteria established in Appendix C of the Comprehensive Plan. Type of action: Recommendation to County Commissioners.

2. **ZONING ORDINANCE MAP AMENDMENT/REZONE**– The applicants Rhoud and Susan Porter propose the redesignation of approximately 12.08 acres of land from Agricultural to Residential Suburban; the subject property is located in the SW4SE4 of Section 32, Township 5 South, Range 34 East of the Boise Meridian and is identified as tax parcel number R3803050301. The site is currently unaddressed. At the hearing, the Council shall evaluate the proposal against

criteria established in §520 of the Zoning Ordinance. Type of action: Recommendation to County Commissioners.

3. VARIANCE FROM 357 TABLE OF BUILDING BULK AND PLACEMENT STANDARDS – In accordance with §540 of the zoning ordinance, applicants David and Susannah Beard and Steven Andrews, request approval to decrease the lot size on a 0.78 acre parcel on Williamsburg Lane located in the W2NW4NW4SW4 of Section 9, Township 7 South, Range 35 East of the Boise Meridian on tax parcel #R4013008601 and tax parcel #R4013008602. The parcels are 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.

4. SUBDIVISION CONCEPT – MARSH CREEK ACRES SUBDIVISION – Pursuant to Section 302 of the Subdivision Ordinance, Applicant (Jeff Harris) proposes to subdivide approximately 39.04 acres of land into 8 residential lots. The subject property is located in SW4SW4 of Section 23, Township 9S, Range 36E, B.M., Bannock County in the area just East of Robin Road and North of Jensen Road, McCammon, ID in tax parcel R4223021804. The property is zoned Residential Rural. Applicant proposes individual wells and septic systems. Buildable lots range from 2.51 to 7.80 acres in size. Type of Action: Decision.

F. BUSINESS ITEM(S):

1. COYOTE HOLLOW SUBDIVISION – Net Prophet (applicant). The applicant requests Preliminary Plat approval in accordance with procedures and standards established of the Subdivision and Zoning ordinances.

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: None.

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 May 1, 2018. Staff reports will be available to the public at the Office of Planning and Development Services and the department's website on May 9, 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.