

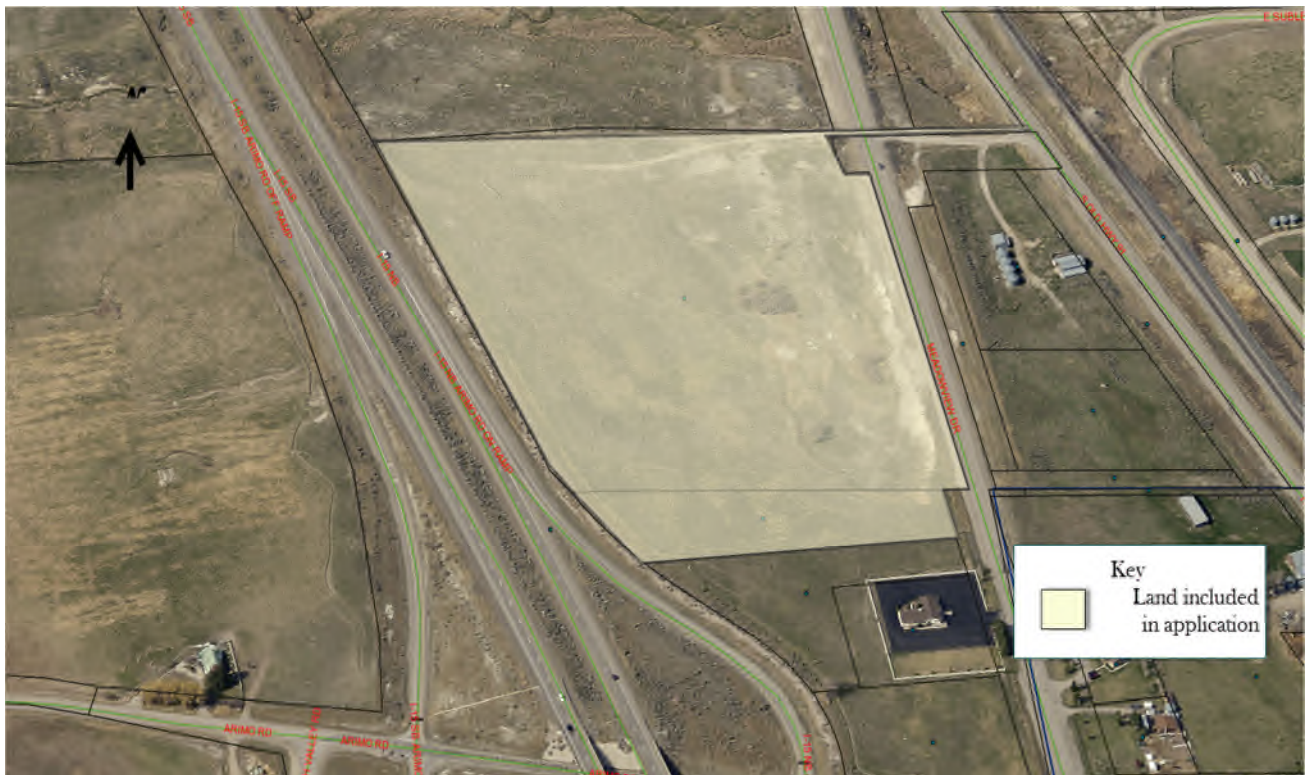
**BANNOCK COUNTY**  
OFFICE OF PLANNING AND DEVELOPMENT SERVICES  
5500 South Fifth Avenue • Pocatello, ID 83204  
(208) 236-7230

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT THE BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL** will conduct a public hearing and deliberation on June 21, 2017 at 6:00 P.M. in the Planning & Development Conference Room, 5500 South Fifth Avenue, Pocatello, ID. Pursuant to Idaho Code and County ordinance, the following items are hereby noticed and will be considered for public hearing:

CONDITIONAL USE PERMIT (Hog or Pig Farming, Commercial) – The applicant proposes commercial hog or pig farming on a land located in an Agriculture zoning district which is located on South Old Highway 91, North of Arimo, Idaho 83214 in the northeast quarter of Section 7, Township 10 South, Range 37 East of the Boise Meridian known as tax parcel R4263002700 and R4263003300. The parcels equal approximately 20.91 acres. The application proposes a density of up to 24 pigs. The parcels are currently being used to raise pigs, cattle, horses, and honeybees. At the hearing, the Council shall evaluate the proposed use against criteria established in §530 of the Zoning Ordinance and the variance requests against criteria established in §540 of the same ordinance. Type of action: Decision

Figure 1: Vicinity Map



## **CONDITIONAL USE INFORMATION:**

**530 CONDITIONAL USES:** A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development Council and may be granted only in the best interests of the general public. The applicant for a conditional use permit shall carry the burden of proof in showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this Ordinance.

**530.6 STANDARDS FOR APPROVING A CONDITIONAL USE PERMIT:** The Planning and Development Council may grant a conditional use permit if it makes affirmative findings of fact on each of the following standards:

- A. The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.
- B. The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.
- C. The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.
- D. The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.
- E. The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces, and landscaping with adjacent uses as is practical.

**530.7 CONDITIONS OF APPROVAL:** Upon the granting of a Conditional Use Permit, conditions may be attached to a permit including, but not limited to, those:

- A. Minimizing adverse impact on other developments, such as:
  1. Requirements for special yards, open space, buffers, fences, walls, and screening.
  2. Requirements for installation and maintenance of landscaping and erosion control measures.
  3. Requirements for road improvements and dedications.
  4. Regulations of signs.
  5. Regulation of hours or other characteristics of operation.
  6. Establishment of development schedules or time limits for performance or completion.
- B. Controlling the sequence and timing of development,
- C. Controlling the duration of development,
- D. Assuring that development is maintained properly,
- E. Designating the exact location and nature of development;
- F. Requiring the provision for on-site or off-site public facilities or services;
- G. Requiring more restrictive standards than those generally required in an ordinance;
- H. Imposing other conditions that the Planning and Development Council deems necessary to ensure compatibility with surrounding uses, to preserve the public health, safety and welfare and to ensure compliance with the standards listed in Section 530.6.

**GENERAL INFORMATION:**

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 June 6, 2017. Staff reports will be available to the public at the Office of Planning and Development Services and the department's website on June 14, 2017. Any and all persons may register comments, protests, or agreements on the hearing subjects being considered. Oral testimony concerning these proposals may be offered at the public hearing. Council may limit oral testimony to three (3) minutes. Written testimony of fewer than two (2) pages may be submitted up to the time of or at the hearing; other written testimony must be received by the PLANNING AND DEVELOPMENT SERVICES OFFICE, 5500 South Fifth Avenue, Pocatello, Idaho 83204 no later than June 13, 2017 at 12 PM (noon). Written testimony may also be sent to [jeremyw@bannockcounty.us](mailto:jeremyw@bannockcounty.us). All submitted testimony shall be considered public record. Discriminatory testimony shall not be permitted. Written testimony must comply with standards established in §560.7 of the Zoning Ordinance.

BANNOCK COUNTY COMPLIES WITH REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT. IF YOU NEED SPECIAL ASSISTANCE, PLEASE CALL 208-236-7230 TO REQUEST ACCOMMODATION.

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Jeremy Welch, Interim Planning Director/County Engineer  
[jeremyw@bannockcounty.us](mailto:jeremyw@bannockcounty.us)

Notice to 1) Property owners of record w/i 300' (which includes adjacent property owners), 2) utilities, 3) affected agencies/political subdivisions, 3) posted on-site, 4) posted in dept. foyer, 5) posted in courthouse, 6) posted on website