



# Planning & Development Services

◆ ECONOMIC DEVELOPMENT  
◆ PLANNING & ZONING

◆ NEIGHBORHOOD & COMMUNITY SERVICES  
◆ POCATELLO REGIONAL AIRPORT

911 NORTH 7<sup>TH</sup> AVENUE | P.O. BOX 4169

POCATELLO, IDAHO 83205-4169

WEB: [WWW.POCATELLO.US/PDS/INDEX.HTM](http://WWW.POCATELLO.US/PDS/INDEX.HTM)

## \*\* NOTICE OF PUBLIC HEARING \*\*

HEARING DATE: Thursday, May 24, 2018

TIME: 5:30 p.m.

PLACE: City Council Chambers, Municipal Building, 911 North 7th, Pocatello, Idaho

ORGANIZATION HOLDING HEARING: Pocatello Hearing Examiner

The Pocatello Hearing Examiner will hear comments from the public concerning a request by James Spoklie, represented by Ryan Eborn of West Wind Construction, for a conditional use permit to allow construction of self service storage at 799 Wilson Avenue. The property is legally described as Lots 31, 32 and westerly 174.00 feet of Lot 33 of Ida Tracts, Bannock County, Idaho. The property is located within a Commercial General zoning district. Municipal Code 17.03.330 allows this use through the conditional use permit process.

A staff report analyzing the request will be available after Monday, May 21, 2018, in the Planning & Development Services Department at City Hall. All interested persons are invited to attend the hearing to express their views regarding this proposal. Oral testimony may be offered at the meeting and may be restricted to no more than 3 minutes per person. Written testimony may be submitted up to the time of or at the hearing or submitted to the Planning & Development Services Department. Additional information may be obtained by calling 208.234.6184 or by email at [planning@pocatello.us](mailto:planning@pocatello.us).

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days advance notice by contacting Skyler Beebe at [sbeebe@pocatello.us](mailto:sbeebe@pocatello.us); 208.234.6248 or 5815 South 5<sup>th</sup> Avenue, Pocatello, ID.

Sincerely,

Terri Neu  
Assistant Planner

TN:5/8/18

Economic  
Development

Phone: 208-234-6184  
Fax: 208-234-6586

Neighborhood &  
Community Services

Phone: 208-234-6186  
Fax: 208-234-6586

Planning &  
Zoning

Phone: 208-234-6184  
Fax: 208-234-6586

Pocatello  
Regional Airport

Phone: 208-234-6154

Fax: 208-233-8418

<http://ifypocatello.com/>



PLANNING & DEVELOPMENT SERVICES  
PO Box 4169, 911 North Seventh Avenue  
Pocatello, Idaho 83205  
(208)234-6184 FAX (208)234-6586

**CONDITIONAL USE PERMIT APPLICATION**

Submittal Date: 4.23.18

Hearing Date: 5.24.18

Permit #: 18-1058

Plan Review Approved by: TN

Receipt #: \_\_\_\_\_

Receipt Date: 4.24.18

**Dates for a public hearing will not be scheduled until application is deemed complete.**

**Filing Fee:** \$510.00 + 13 x \$3.00 per address = \$ 39 = Total Due \$ 549.00

**Applicant:**

Name: James Spoklie

Street address: P.O. Box 2433

City, ST, Zip: Pocatello, ID 83206

Phone: 208-339-3003

Email: \_\_\_\_\_

**Representative:**

Name: Ryan Eborn

Street address: 4626 Tatshoe

City, ST, Zip: Chubbuck ID 83202

Phone: 208-705-3817

Email: ryaneborn77@gmail.com

**Project Information:**

Project occupies 1.5 acres or more? NO

Street Address: 799 Wilson Ave Zoning: \_\_\_\_\_

Legal Description (attach documentation—see C, below): \_\_\_\_\_

Brief Description of Proposed Project: Storage sheds

**THE FOLLOWING INFORMATION MUST ACCOMPANY EACH APPLICATION TO BE COMPLETE**

- A. All necessary filing fees and other specified plans and descriptions must be paid and/or filed accompanying your application.
- B. A title report, property deed, or other legal documentation of ownership of the site in question, whether freehold, option, or lease.
- C. The complete and accurate legal description for the subject property shall be submitted. This can be obtained from the Bannock County Assessor by requesting a copy of the controlling document for the subject site or address. A copy of this document shall be submitted with this application.
- D. **Two sets of typed**, gummed mailing labels with all of the names and addresses of the property owners within a 300 foot radius of the subject property. A charge of \$3.00 per property owner and resident is required. A signed Affidavit of Mailing List must also be submitted (attached).
- E. Two (2) site plans, one (1) measuring 8-1/2" x 11" and one (1) 18" x 24" (or larger), which describe the proposal and contain the following information:
  - 1. Drawn to scale.
  - 2. Building spacing (including setbacks for front yards, side yards and rear yards).
  - 3. A detailed layout of the parking area and landscaping of that area.
  - 4. Pattern and dimensions of all sidewalks on the parcel.
  - 5. Proposed containment of on-site storm drainage.

6. Type, quantity and size of proposed landscaping on-site (or separate landscape plan).
7. Location of curb cuts and access to streets and alleys.
8. Screening or fencing to be provided (type and height).
9. Any easements or restrictions on the property.

F. One (1) set of complete design plans or written description of the proposed structure or additions including elevations and finished details (including material type and color).

G. A written analysis of your request must accompany your application. It should detail the request as well as the reasons a conditional use permit is needed. Studies may be included and all steps being taken to ease the effect of this conditional use should be outlined. The written analysis must fully address each of the following standards (contained in Section 17.02.130 of the Zoning Ordinance):

1. Is conditionally permitted within the subject land use district and complies with all of the applicable provisions of the Zoning Ordinance unless modified through the CUP process.
2. Is consistent with the goals and policies of the Comprehensive Plan of the City.
3. Is compatible with existing and permitted land uses within the general area.
4. Could be adequately served by public facilities and services such as thoroughfares, transportation facilities, police, and fire protection, drainage, refuse disposal, water/sewer and schools, to ensure that the proposed use would not be detrimental to public health, safety, and welfare.
5. Would be harmonious in scale, mass, coverage, density, and intensity with all adjacent permitted land uses.
6. Would not adversely affect the environment to a greater degree than had a use permitted outright by the ordinance been established.
7. Would not be detrimental to the public interests, health, safety, or welfare of the City in its proposed location, size, design, and operating characteristics.

H. If a representative will be submitting the application, an affidavit, power of attorney, or other document evidencing the right of the representative to appear and submit items on behalf of the property owner.

The approval of this application does not permit the violation of any federal or state codes, any section of the Building Code, or other Pocatello Municipal Codes as adopted. Approval of this land use permit does not exempt applicant from the provisions of the federal Fair Housing Act or ADA requirements. Further, other conditions, requirements, etc. may be imposed as part of the building permit process.

A conditional use permit must be established within one (1) year of the granting of the use permit. Actual construction of the permitted building shall constitute such establishment. This period may be extended by Planning and Development Services staff for an additional one (1) year upon request at least 30 days prior to expiration of the initial 1-year period and provided the applicant demonstrates good cause for the delay.

This application shall not be considered complete (nor will a hearing before the Hearing Examiner or Planning and Zoning Commission be scheduled) until all required information has been submitted and verified.

**I hereby acknowledge that I have read this application and state that the above information, including all submitted materials, is correct and I agree to the above terms and conditions. I further agree to abide by any and all conditions Hearing Examiner or Planning and Zoning Commission may impose on my use of this site. I also understand that non-conformance with these conditions in a timely manner will result in automatic forfeiture of my permit. I am also aware that the applicant or a representative must be present at the public hearing and that the decision on this request will be recorded in the official records of Bannock County.**

Applicant's Signature: \_\_\_\_\_

Date: 4-23-2018

Representative's Signature: \_\_\_\_\_

Date: 4-23-2018

**\*A sign giving public notice will be posted at the proposed site during the course of these proceedings.**

# Analysis of Our Request

For Storage Units to be built at 799 Wilson ave Pocatello ID

James Spoklie is requesting a Conditional use Permit for 799 Wilson ave. in Pocatello ID 83201

This request complies with all the application provisions within the zoning ordinance

I believe it is consistent with the goals and Policies Comprehensive plan. The storage unit is compatible with the existing and permitted land.

The location of the site in question is very accessible by emergency vehicles. We have provided a storm water plan to show drainage issues and how they are being handled.

We feel this building will fit right in where we are asking for it to be built. With the Property already being fenced and access is good for the proposed building.

This building is just a storage unit for RVs and trailers people using these will not be in and out daily and most likely a monthly visit at most. They are not being heated or used for anything else then storage.

James Spoklie

P.O. Box 2433

Pocatello ID 83206

208-233-3003

Contractor

West Wind Const.

4626 Targhee

Chubbuck, ID 83202

Ryan Eborn 208-705-3817



40x143 STORAGE BUILDING

SITE PLAN