



Bannock County, ID

06/06/2023

FLUM-23-1

Future Land Use Map Change Application

Status: Active**Date Created:** May 19, 2023

Applicant

John Wilkes
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10200 North Batiste Road
Pocatello, ID 83202
(208) 251-0907

Project Information

Current Use of Property

Agriculture / Residential

Surrounding Land Use

Industrial / Agriculture / Residential

Parcels Proposed for Map Change

Parcel Number

RPR3803048300

Current Designation

Agricultural

Proposed Designation

Light Industrial and Wholesale

Section

S31

Property Owner

Russell O. Johnson

Township

T5S

Acres

158.46

Range

R34E

I have authorization to include the parcel(s) above for the map change.

Narrative Standards

Please address how the proposed Future Land Use Map re-designation meets the following requirements:

A. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment.

The economic vitality and transportation portions of the comprehensive plan are critical factors in determining the need of the proposed amendment due to the scarcity of natural resources in close proximity to market and infrastructure and development projects.

B. The proposed amendment is compatible with the surrounding are, and the goals and policies of the Comprehensive Plan.

With vegetative berm buffer and lowering of the operational elevation on the subject property, proposed use will become compatible with the eastern residential use. Other surrounding uses are currently compatible with the proposed use and future uses will also protected by berms surrounding the property. Because economic vitality and transportation components of the comprehensive plan are critical and this use helps meet that need, this proposed amendment helps meet those goals stated in the comprehensive plan.

C. The proposed amendment will have no major impacts on transportation, services and facilities.

Because we already have truck traffic from the location we currently operate at and that traffic shifting to this new location, no additional truck traffic is anticipated. Currently, we haul the aggregate to a hot asphalt plant located at another site. This location, if approved with a hot asphalt plant, would eliminate the need to transport aggregate to the other location where the plant is, thus eliminating that existing truck traffic from county roads. The public benefit of having resources such as this closer to the market includes: 1) truck traffic traveling less distance to market helps reduce wear/maintenance on public streets, 2) maintain competitive pricing, 3) jobs closer to where employees live, and 4) helps keep the sales tax base local.

D. The proposed amendment will have minimal effect on service provision, including adequacy or availability of facilities and services and is compatible with existing and planned service provision.

No draw on County services and/or resources is anticipated and therefore not considered to be excessive. Anticipated needed services are available and adequate.

E. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

Correct!

F. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and polices of the Comprehensive Plan and the elements thereof.

With vegetative berm buffer and lowering of the operational elevation on the subject property, proposed use will become compatible with the eastern residential use. Other surrounding uses are currently compatible with the proposed use as well. With a new and modern asphalt plant proposed, the overall area will see a reduction in emissions due to the older plant being retired and removed. No new real increase in overall traffic is anticipated in the regional area, in fact, a reduction should be immediately noticeable with less truck trips not taking aggregate to the plant site. Fugitive dust and/or odors are controlled by applying water and other treatments to disturbed surfaces and odors will be reduced through equipment controls installed on the new

plant. Sand & gravel extraction will be completed in multiple phases so as to limit the exposed surface areas and potential for additional fugitive dust to escape the property boundaries.

Acknowledgement

Electronic Signature [Typed Name of Applicant]

John Wilkes

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction



Date

05/19/2023

P&Z Council Public Hearing Information

Board of Bannock County Commissioners Hearing Information

**IDAHO MATERIALS & CONSTRUCTION -
JOHNSON PIT & HOT ASPHALT PLANT PROPERTY**

