



Bannock County, ID

06/06/2023

REZO-23-2

Rezone Application

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

Applicant

John Wilkes
dmaxfield@stakerparson.com
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 Rezone

Parcel Number

RPR3803048300

Current Zoning

Agricultural

Proposed Zoning

Light Industrial and Wholesale

Section

S31

Property Owner

Russell O. Johnson

Township

T5S

Acres

158.46

Range

R34E

I have authorization to include this parcel for rezoning.

Narrative Standards

Please address how the proposed rezone meets the following requirements:

A. The uses allowed in the proposed district would be compatible with surrounding uses.

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.

B. The proposed zoning district would not adversely affect the surrounding neighborhood's stability and property values.

With vegetative berm buffer and lowering of the operational elevation on the subject property, proposed use should have no impact on the neighboring property owner's stability and property values.

C. The applicant has shown that there is a need for the proposed zoning district in the County or at the proposed location.

Natural resources are becoming more scarce in areas that have some reason of compatibility and operators have to operate where these resources are. The surrounding area already has the same operations and the limited resources are being consumed quickly adding to depleting all the sources sooner. Not many options exist within the County and other uses are covering up these natural resources which serves to allow for a growing economy.

D. The public cost resulting from the change in land use would not be excessive when compared with the public benefit derived from the change in land use.

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.

E. Adequate public services, utilities, and facilities would be available to serve the changed land use.

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

F. The proposed zoning district would not allow uses that would be detrimental to the environment of the immediate neighborhood.

With the proposed vegetative berm as a buffer and adequate site management for mitigating issues such as fugitive dust with water and other treatment, as well as noise by dropping the operational area's elevation, no detriment to the immediate and surrounding property owners is anticipated.

G. The requested change would be in accordance with the goals and policies of the County Comprehensive Plan.

The proposed use will help in achieving the goals of the County in the following ways: 1) Natural resources such as sand & gravel add to the economic vitality of the region by growing industry as

well as allowing for businesses and developments to not only be built but also to allow for the incorporation of elements that promote active lifestyles further enhancing the health and well-being of the workforce and residents. 2) This critical natural resource will serve to help build the transportation infrastructure needs for the region and ensure that those transportation systems meet standards for current and future needs.

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**

