

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL  
FINDINGS AND ORDER

FUTURE LAND USE MAP AMENDMENT – JERRY JOHNSON  
MEETING DATE: JANUARY 15, 2025

FILE#: FLUM-24-1

LOCATION: RPR4227005607, RPR4227021204, RPR4227021201, RPR4227021002, RPR4227005609, and RPR4227021208, currently unaddressed.

APPLICANT/OWNER:

Jerry Johnson  
8890 E. Maughan Road  
Lava Hot Springs, ID 83246

**REQUEST & BACKGROUND:** Jerry Johnson is seeking to amend the Bannock County Comprehensive Plan for the purpose of changing six (6) parcels of land, approximately 62.08 acres from Agricultural to Recreational on the Comprehensive Plan's Future Land Use Map.

**FINDINGS:**

**JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS, AND FACTS RELIED UPON**

**SITE CHARACTERISTICS AND FUTURE LAND USE MAP DESIGNATION:**

FUTURE LAND USE PLAN: Residential Rural

PROPERTY SIZE: ~ 62.08 acres

EXISTING STRUCTURES: Possible accessory structures located on parcel RPR4227021204

**STANDARDS FOR GRANTING AN AMENDMENT TO THE COMPREHENSIVE PLAN:**

1. The existing Comprehensive Plan and/or any related element thereof is **not** in need of the proposed amendment.  
The proposed parcels do not have characteristics that promote tourism or conserve outdoor recreational activities, as outlined in Table 1.2 in the Comprehensive Plan.
2. The proposed amendment is **not** compatible with the surrounding area, and the goals and policies of the Comprehensive Plan.  
The proposal is contiguous with the recreation designation; however, Policy 1.3.1 states: Continue to require developments, rezone and land uses to comply with the Future Land Use Map and associated Future Land Use Category descriptions, densities and intensities. The proposed amendment would not be compatible with this policy.

3. The proposed amendment **will not** have major negative impacts on transportation, services, and facilities.  
With this current proposal, there would be no major negative impacts. Any future development would be reviewed at that time.
4. 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.  
With this current proposal, there would be minimal impacts on service provisions and availability of services. Any future development would be reviewed at that time.
5. Strict adherence to the Comprehensive Plan **would not** result in a situation neither intended nor in keeping with other key elements and policies of the Plan.  
Strict adherence to the Plan would keep these parcels designated as Residential Rural. Keeping the existing designation would still allow for growth in the area, just not at the recreation density.
6. The proposed Plan amendment **will not** promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.  
The proposed parcels do not have characteristics that promote tourism or conserve outdoor recreational activities, as outlined in Table 1.2 in the Comprehensive Plan. Policy 1.3.1 states: Continue to require developments, rezone and land uses to comply with the Future Land Use Map and associated Future Land Use Category descriptions, densities and intensities. The proposed amendment would not be compatible with this policy.

#### ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Jerry Johnson to amend the Future Land Use Map, the Council recommends **denial** to the Board of County Commissioners.

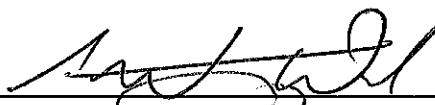
Motion by Edward Ulrich, seconded by Chad Selleneit to adopt the foregoing Findings and Order.

#### ROLL CALL:

Councilperson Dimick	Voted Yes
Councilperson Madsen	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Yes
Councilperson Ward	Voted Yes

Motion carried by a 5 to 0 vote.

Dated this 15th day of January, 2025.

  
\_\_\_\_\_  
Signed by (Chairperson) (Vice chair)

### ACKNOWLEDGEMENT CERTIFICATE

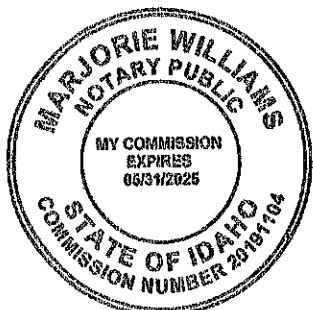
State of Idaho)

S.S.

County of Bannock)

On this 15th day of January, in the year of 2025, before me Marjorie Williams, a notary public, personally appeared Stewart Ward, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

S  
E  
A  
L



Marjorie Williams  
\_\_\_\_\_  
Notary Public

My Commission Expires on 5/31 20 25