



COMPREHENSIVE PLAN 2040

BANNOCK COUNTY'S PLAN FOR THE FUTURE

Adopted April 1, 2025

ACKNOWLEDGEMENTS

Comprehensive Plan 2040 is the culmination of a multi-year effort between Bannock County staff, community leaders, elected officials, and members of the public with an interest in the county's success. The following people are recognized for their significant contributions to this plan:

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COMMUNITY MEMBERS

Many of the photographs featured in this document were generously contributed by community members, reflecting the vibrant culture and quality of life in Bannock County. A special thanks to all who contributed photographs throughout the document.

The vision for this plan was crafted with the help of the public who shared their wishes for the county's future. Their contribution was invaluable to the success of this plan, and a special thanks is given to them for their participation.

Adopted by Board of County Commissioners on April 1, 2025, by Resolution #2025-27

BANNOCK COUNTY



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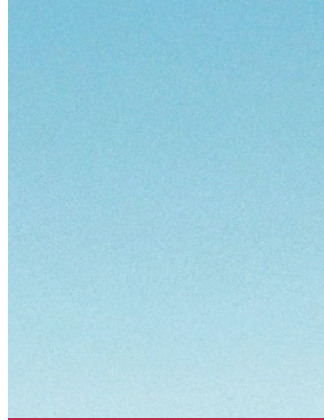
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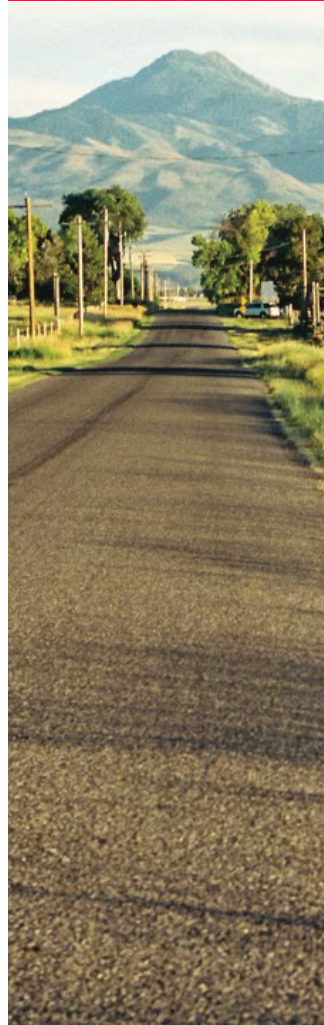
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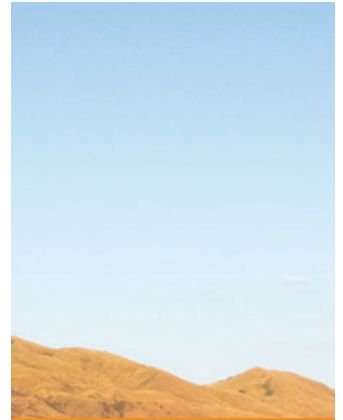
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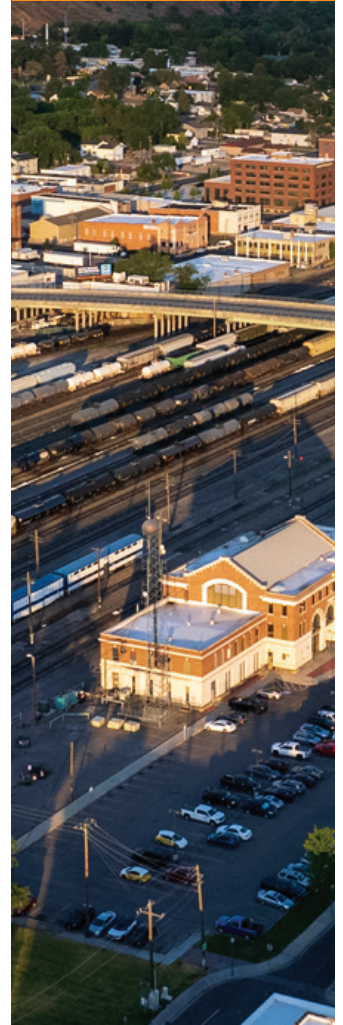
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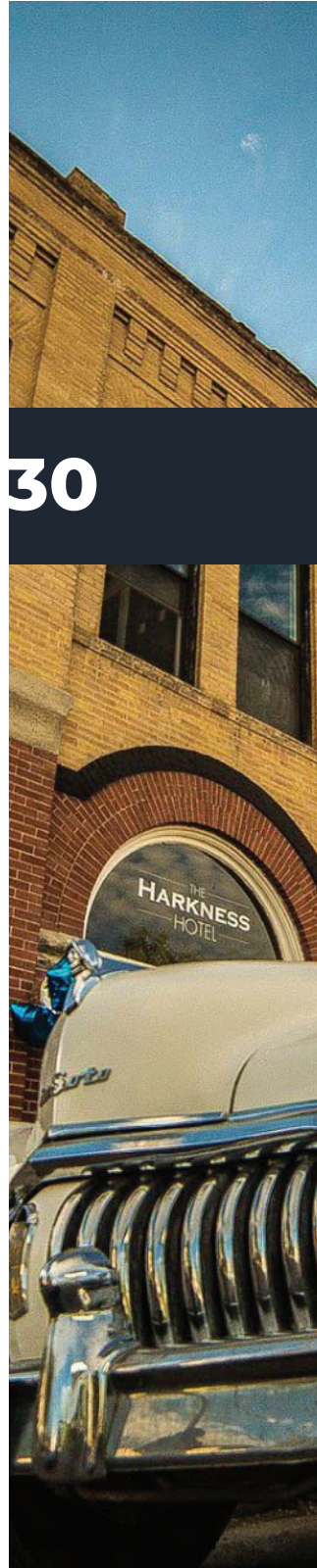
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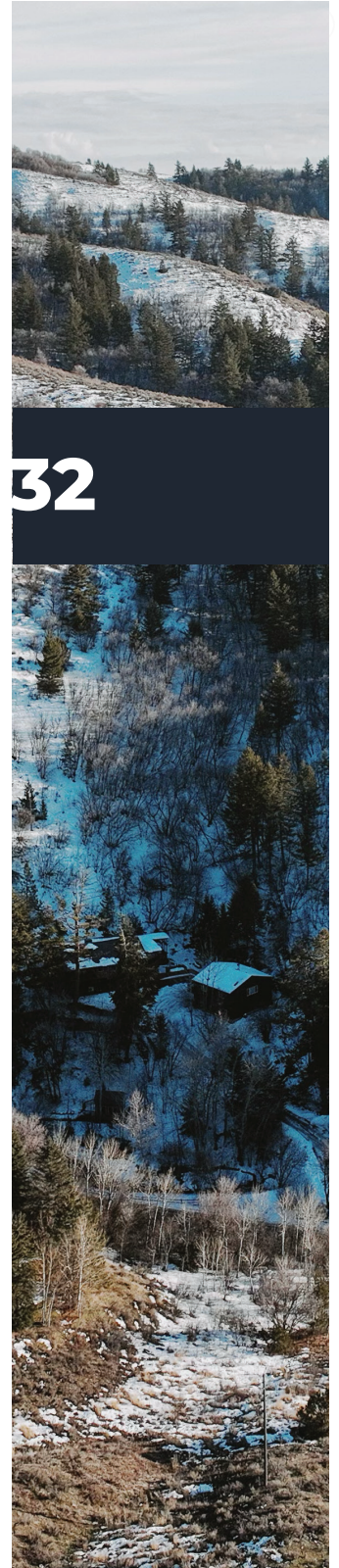
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VISION STATEMENT

In 2040, Bannock County will be a vibrant, family-friendly community that embraces its rural lifestyle while promoting sustainable economic growth and outdoor adventure.

MISSION STATEMENT

The Comprehensive Plan is our guide to...

Promote economic development through the creation and application of ordinances, which allow managed growth, conserve natural resources, and maintain the character of our communities.



INTRODUCTION

WHAT IS THIS PLAN?

Idaho Counties must prepare and maintain a current comprehensive plan in accordance with Idaho Code § 67-6508. The plan must consider “previous and existing conditions, trends, desirable goals and objectives, or desirable future situations” within 17 separate Planning Components required by Idaho Code § 67-6508 (see *Appendix 4 - Idaho Code § 67-6508*).

Bannock County’s heritage is what defines its greatness. Made from rich history, unique natural setting, and diverse population, *Bannock County 2040* is the continued vision that will build upon that heritage. The Plan is a dynamic document that will evolve with growth, knowledge, and technology advancements (see *Appendix 1 - Plan Amendment Procedures*), to assist future growth and development with respect to its heritage.

The vision statement, composed of four Vision Elements, is the backbone of this plan. It knits together a set of long-term goals and provides a common language to span multiple county departments.

VISION STATEMENT

In 2040, Bannock County will be a vibrant, family-friendly community that embraces its rural lifestyle while promoting sustainable economic growth and outdoor adventure.

VISION ELEMENTS

Community Development (*Ch. 1*)

Rural Lifestyle (*Ch. 2*)

Economic Growth (*Ch. 3*)

Outdoor Adventure (*Ch. 4*)

PLANNING COMPONENTS

Agriculture, Community Design, Economic Design, Facilities & Utilities, Hazardous Areas, Housing, Land Use, National Interest Electric Transmission Corridor, Natural Resources, Population, Property Rights, Public Airport Facilities, Public Services, Recreation, School Facilities & Transportation, Special Areas or Sites, Transportation

See **Figure 1** on following page for how Planning Components are organized within Vision Elements.

Figure 1 - Vision Elements and associated Planning Components



HOW TO USE THIS PLAN

Bannock County 2040 is organized into six chapters and concludes with a glossary and appendices. Each chapter is titled after the Vision Element it supports and the Planning Components it represents.

The chapters include

- a description of Bannock County's condition in 2024 (*"Where We Are Today"*),
- a desired future (*"Where We Want To Be"*),
- an explanation of the county's role in creating the desired future (*"Our Role"*), and
- goals and strategies to guide how Bannock County will accomplish our desired future, and
- links to supporting resources, including County and community plans, documents, and other elements with information relevant to the Vision Element (*"See Also"*).

Elected officials, staff, and the community should look to *Bannock County 2040* to guide important policies and decisions.

Many strategies in this plan will be implemented through day-to-day decisions made by planning staff, the Planning and Development Council, and the Board of County Commissioners. Progress on any goal or strategy is dependent on available county resources, including funding and personnel.





WHERE WE ARE TODAY

Bannock County is nestled in the Portneuf Valley, which is located in southeastern Idaho. The County is the gateway to numerous regional destinations including: Salt Lake City, UT; Jackson, WY; Sun Valley ID; as well as Yellowstone and Grand Teton National Parks and the Sawtooth National Recreation Area. The County contains seven incorporated cities: Arimo, Chubbuck, Downey, Inkom, Lava Hot Springs, McCammon, and Pocatello.

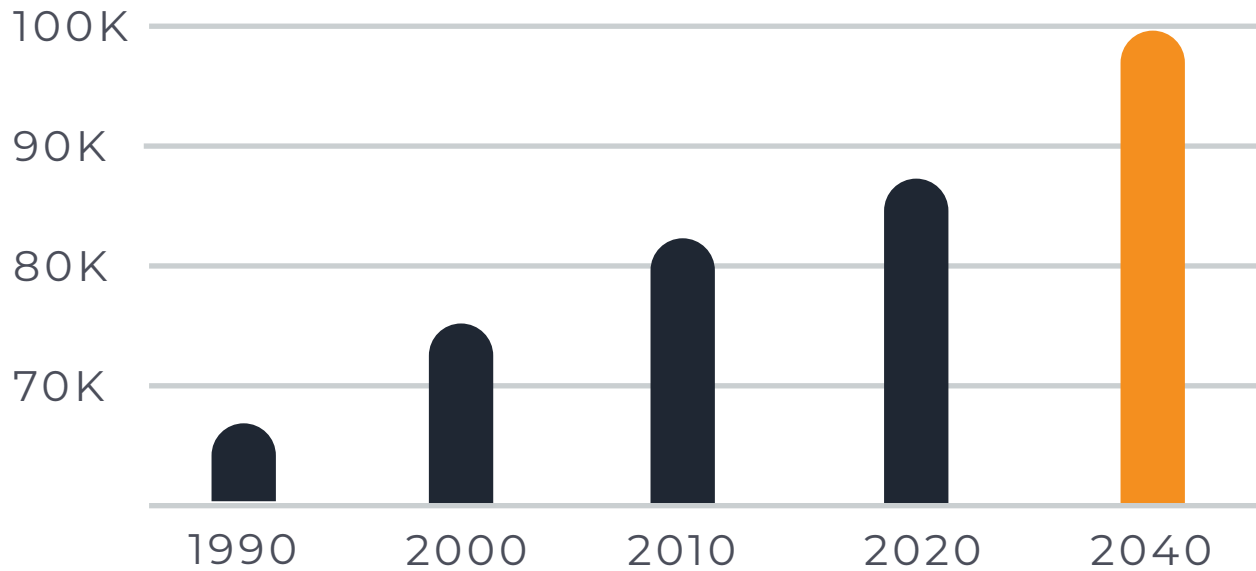
Bannock County is home to many major employers, including but not limited to, Amy's Kitchen, Bannock County, Farmers Insurance Group, Idaho Central Credit Union, Idaho State University, J.R. Simplot Company, LA Semiconductor, City of Pocatello, Pocatello-Chubbuck School District 25, Portneuf Medical Center, and Union Pacific Railroad.

Bannock County is known for the world-famous Lava Hot Springs, our network of world-class hiking and mountain biking trails, Pebble Creek Ski Area, Idaho State University, and the Portneuf River. Additionally, we have the Portneuf Health Trust Amphitheatre, the Bannock County Fairgrounds in Downey, and the Bannock County Event Center Indoor Arena.

In 2024, the county faces challenges surrounding affordable housing, impacts of future growth on infrastructure, and balancing the desire to preserve a rural lifestyle with the need for economic growth.

WHERE WE ARE TODAY (CONTINUED)

POPULATION Figure 2



COST OF LIVING

MEDIAN HOUSEHOLD INCOME (2023) - \$68,495 $\pm 8,585$

MEDIAN ASSESSED HOME VALUE (2023) - \$285,000 WITH MANUFACTURED HOMES

MEDIAN ASSESSED HOME VALUE (2023) - \$326,000 WITHOUT MANUFACTURED HOMES

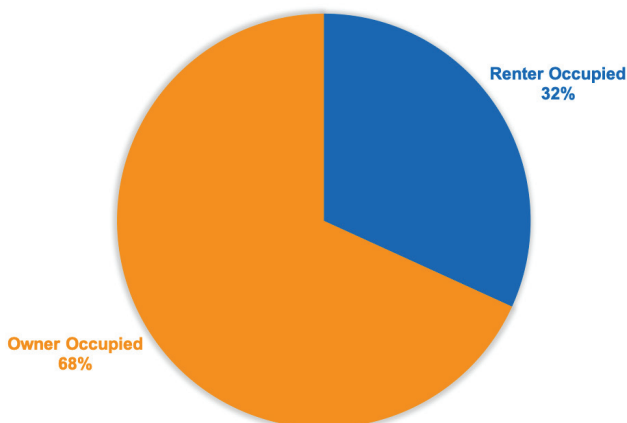
LABOR FORCE

CIVILIAN LABOR FORCE (JUNE 2024) - 45,508

POPULATION WITH A BACHELOR'S DEGREE OR HIGHER (2022) - 18.8%

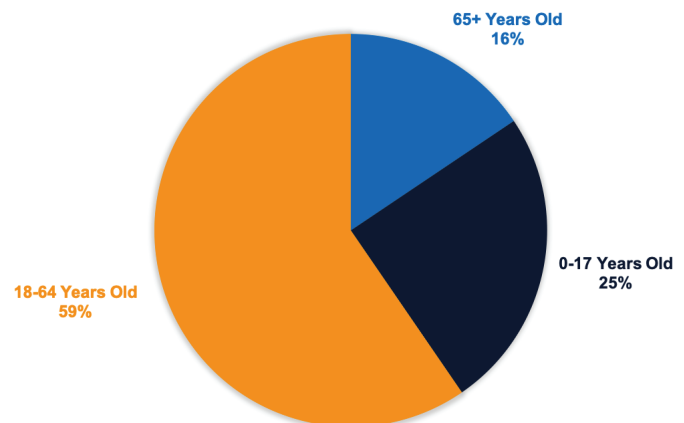
HOUSING RATIO

Figure 3



AGE BREAKDOWN

Figure 4



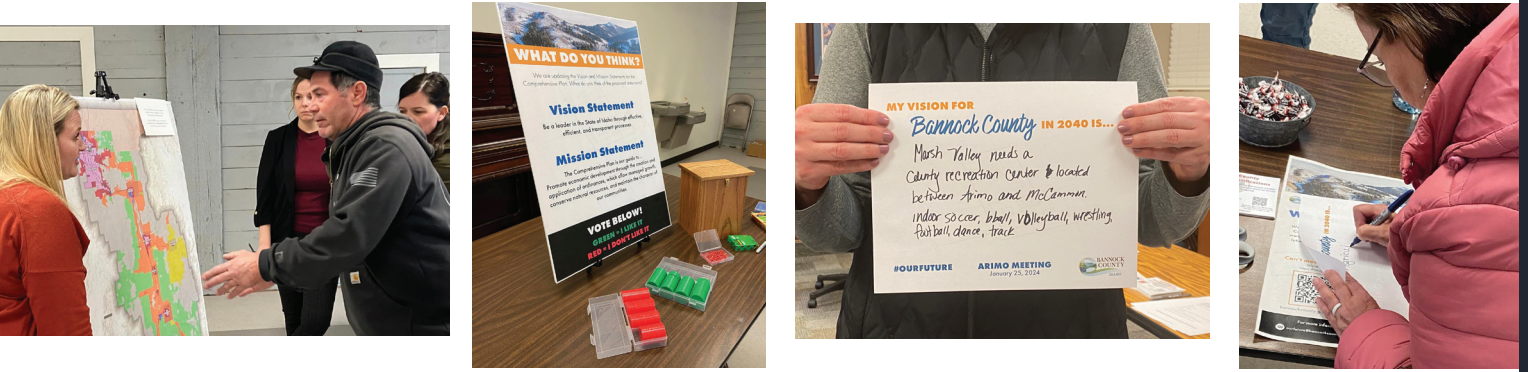


Figure 5

YOUR VOICE. OUR FUTURE.

The vision of *Bannock County 2040* should represent the voice of our community. Over a two-month period in 2024, hundreds of Bannock County residents shared thier unique perspectives on what makes our community great and how it can become even better.

Listening to the community took many forms: public open houses, map-based input, an online survey, written comments, and talking with residents at community events and meetings.

Bannock County used several methods to gather a wide and diverse set of opinions, including a mailer sent to rural county residents, social media advertisements, news media interviews, community newsletters and email campaigns, and a pop-up window on the county website.

42
WRITTEN
COMMENTS

7
OPEN
HOUSES

214
ATTENDEES

778
SURVEY
RESPONSES

100+
MAP-BASED
INPUT

BANNOCKCOUNTY.GOV/OURFUTURE

See Appendix 2 - "Synopsis of Community Input"

Based on community input, the Planning & Development staff crafted the following vision statement and goals.

VISION STATEMENT

In 2040, Bannock County will be a vibrant, family-friendly community that embraces its rural lifestyle while promoting sustainable economic growth and outdoor adventure.

WHERE WE WANT TO BE

To achieve our vision for 2040, we have set the following goals:

- Southern Bannock County will be home to more employers who provide living wages to residents.
- Bannock County will have affordable housing options for all levels of income.
- Bannock County will have an expanded and connected network of trails and protected public access to outdoor activities.
- Bannock County will have protected and preserved wildlife and agricultural resources.
- Bannock County will have enhanced public services to meet the needs of a growing community.
- Bannock County will have a balance of urban and rural amenities to attract families.

The following chapters will expand on these goals and present strategies to meet them.

OUR ROLE

Bannock County's role is to provide essential services, support infrastructure, and manage resources to benefit the residents of Bannock County.





CHAPTER ONE: COMMUNITY DEVELOPMENT

For the purpose of this comprehensive plan, community development refers to the process of improving the well-being and quality of life of Bannock County residents by providing essential services. By identifying our communities' evolving needs and aspirations and working with local stakeholders—such as government agencies, nonprofits, and residents—we can create sustainable solutions for a growing population. Through this collaborative approach, Bannock County will be better equipped to thrive, focusing on long-term growth, resilience, and shared prosperity.

Where we are in 2024...

More Americans are recognizing Idaho and Bannock County as a desirable place to raise a family. Bannock County's population is estimated to grow to 99,700 in 2040, a 33% increase from 2024. This growth will require an expansion of efficient public services and amenities. The following challenges must be addressed to accommodate the vision of the *2040 Comprehensive Plan*:

- Bannock County's essential services need to develop consistency in equipment, training, and service.
- Bannock County has a lack of consistent, reliable internet access throughout the county, especially in rural areas.
- Bannock County has had a manageable population growth rate of approximately 0.7% over the last decade. It is anticipated that growth rate will increase by 2040, which will place a strain on the current infrastructure.

See Also

- [Bannock County Illicit Discharge and Stormwater Sewer Connection Ordinance](#)
- [Bannock County Flood Zone Ordinance](#)
- [Bannock County Multi-Jurisdictional All Hazard Mitigation Plan \(2021\)](#)
- [Bannock County Sediment and Erosion Control Ordinance](#)
- [Bannock County Solid Waste Ordinance](#)
- [Bannock County Transportation Plan \(2022\)](#)
- [BTPO Demographics Technical Report](#)
- [Idaho Department of Environmental Quality's Facility Mapper](#)
- [Nielsberg "Bannock County Population By Year"](#)
- [Pocatello Regional Airport Master Plan](#)
- [Pocatello Regional Transit Services](#)
- [Southeast Idaho Council of Governments \(SICOG\)](#)

ANALYSIS OF PLANNING COMPONENTS

Hazardous Areas

With the abundance of agricultural acres and natural resources in Bannock County, there is an unavoidable potential for hazards, such as wildfires and flooding, depending on the time of year. The 2021 Bannock County Multi-Jurisdictional All Hazard Mitigation Plan outlines hazards and mitigation measures, including specific projects, for fire, flooding, drought, hazardous materials, terrorism, disease, rodents, weather, dam failure, avalanches, and nuclear events. Additionally, the Idaho Department of Environmental Quality's Facility Mapper identifies three brownfield sites: one in the City of Downey and two in the City of Pocatello.

Public Airport Facilities

Bannock County hosts three private airports: Lava Hot Springs Airport, Skyline Airport, and Portneuf Medical Center Heliport. Additionally, there is one public airport, Downey-Hyde Memorial Airport, within the county. Larger regional airports, like Pocatello Regional Airport, are located within Areas of City Impact (ACI), owned by the city and not affiliated with the county.



ANALYSIS OF PLANNING COMPONENTS

School Facilities & Transportation

Bannock County has five school districts: Marsh Valley #21, Pocatello/Chubbuck #25, Grace #148, Preston #201, and Westside #202. These school districts use buses to transport students living more than 1.5 miles from school, including those in unincorporated Bannock County. Additionally, Bannock County hosts Idaho State University and a University of Idaho Extension campus, both of which offer lifelong learning opportunities and help promote an educated, skilled workforce.

Public Services, Facilities & Utilities

In unincorporated areas, Bannock County provides public services, including roads and bridges (except where roads are privately maintained), landfill, jail, courts, County Fairgrounds and Event Center, planning, code enforcement, indigent services, emergency services, groundwater management, mosquito abatement, public works, veterans' services, and weed control. The Sheriff's Office patrols unincorporated areas and small towns, focusing on citizen safety and homeland security.

Bannock County's incorporated cities provide urban services, including water and sewer, stormwater management, police, paved urban streets and sidewalks, parks and recreation, recreational trails, transit, libraries, and cultural facilities such as museums. Fire protection services are provided by various fire districts. Semiprivate utility companies supply electricity, telecommunications, and internet services.

Transportation

Bannock County collaborates with the Downey-Swan Lake Highway Department on transportation planning. The Bannock County Road and Bridge Department maintains 318 miles of paved roads and 155 miles of unpaved roads in unincorporated areas. The 2022 Bannock County Transportation Plan includes the functional classification system, project priorities, and roadway design standards. The Bannock County Transportation Planning Organization (BTPO) oversees regional transportation planning for Pocatello, Chubbuck, and their associated ACIs in northern Bannock County. The Union Pacific Railroad Company operates the sole rail system in the county. Bannock County was once a stop along Amtrak's Pioneer passenger train.

Public transportation services, provided by Pocatello Regional Transit (PRT), include fixed bus routes, commuter, and charter services. PRT is also a ticket agent and stop location for Greyhound and the Salt Lake Express. Freight transportation is significant, with over 15 freight companies operating in the county. Major transportation corridors maintained by the Idaho Transportation Department (ITD) include I-86, I-15, US 95, US 30, and US 89. The Union Pacific Railroad runs a rail line south along Highway 91 through the county, with a large rail yard and land holdings in Pocatello.

GOALS

In 2040, we will have...

Goal 1.1 - Enhanced public services to meet the needs of a growing community.

Strategies

- **1.1.1** - Expand full-time Advanced Life Support coverage for residents in southern Bannock County.
- **1.1.2** - Create a unified, county-wide fire district.
- **1.1.3** - Establish a landfill expansion plan.
- **1.1.4** - Support expansion and enhancement of electric, gas, water, and solid waste services.

Goal 1.2 - A balance of urban and rural amenities to attract families.

Strategies

- **1.2.1** - Support efforts to improve and expand the digital communications network and related infrastructure in the county.
- **1.2.2** - Support goals of private, agriculture airports and the public, passenger airports.
- **1.2.3** - Support the development of a community recreation center in the southern end of Bannock County.

Goal 1.3 - Infrastructure to accommodate an increasing population growth rate.

Strategies

- **1.3.1** - Support enhancement of public transportation options to support tourism and commuting workers.
- **1.3.2** - Support expansion and enhancement of the internet, power, water, sewer, and solid waste infrastructure.

- **1.3.3** - Work with the Idaho Department of Environmental Quality and state agencies to allow for community wells and septic systems.
- **1.3.4** - Incentivize the location of utilities in development.
- **1.3.5** - Support the extension of communication and power infrastructure.

Our role...

Bannock County's role in community development is to provide essential services, ordinances, and codes that support our vision elements.





CHAPTER TWO: RURAL LIFESTYLE

For the purpose of this comprehensive plan, rural lifestyle refers to a feeling of open space and opportunities for land ownership and agricultural activities.

Where we are in 2024...

Bannock County residents take pride in the rural history and lifestyle of the county. Bannock County must balance the desire to maintain a rural lifestyle while not impeding on residents' ability to use, sell, or develop their property. Meanwhile, residents report open space as an asset of Bannock County's (See Appendix 2 - "*Synopsis of Community Input*"). Many residents are concerned about urbanizing development within the unincorporated areas of Bannock County adjacent to Areas of City Impact (See Ch. 6 "*Future Land Use Map*"). With all this in mind, Bannock County faces the following challenges:

- Bannock County's Subdivision and Zoning ordinances conflict with one another and don't reflect current development design standards.
- Areas of City Impact exceed cities reasonable and anticipated growth patterns, making it challenging for the county to coordinate growth appropriately with proper infrastructure, i.e. sewer, water, and roads.
- Generational farms are struggling to survive and sustain a multi-family income, therefore they are decreasing in size and number. Concurrently, more hobby farms are appearing in the county.

See Also

- [Bannock County Building Code Ordinance](#)
- [Bannock County Subdivision Ordinance](#)
- [Bannock County Zoning Ordinance](#)

ANALYSIS OF PLANNING COMPONENTS

Agriculture

In Bannock County, there are approximately 400,000 acres of farm land. Between 2007 and 2012, the number and size of farms in the county decreased, yet farming efficiency significantly increased, nearly doubling revenue accrued during this period.

Land Use

Bannock County is primarily rural, recreational, and low-density residential, with most urban development concentrated within Areas of City Impact (ACI). Conflicts sometimes arise between land use and public services when urban development extends into unincorporated areas adjacent to ACI. Proposed expansions of ACI often involve large areas that exceed the city's capacity to serve within a 5-year timeframe.

Property Rights

Bannock County is committed to the protection of private property rights; however, there is a lack of clarity in county ordinances regarding land development opportunities and easement/open space restrictions for property owners.



GOALS

In 2040, we will have...

Goal 2.1 - A rural atmosphere that provides opportunity for those seeking an agricultural lifestyle.

Strategies

- **2.1.1** - Designate agricultural protection areas in accordance with Idaho Code § 67-9704 (See Appendix 6 - Idaho Code § 67-9704).
- **2.1.2** - Support the Right to Farm Act (See Appendix 4 - Idaho Code §22-4501).
- **2.1.3** - Continue to support accessory dwellings for farm workers.
- **2.1.4** - Provide ordinances allowing for more diverse agribusiness.

Goal 2.2 - Development that fosters economic growth while maintaining the rural character of the county.

Strategies

- **2.2.1** - Areas of City Impact will be renegotiated and adjusted as development within the cities occur.
- **2.2.2** - Develop an ordinance that bridges the gap between the city and county requirements for infrastructure and future connection to utilities, i.e. sewer, water, and roads.
- **2.2.3** - A single ordinance that provides clear, concise direction for development and subdivision.
- **2.2.4** - Allow rural developments to offer a mix of lot sizes to support people with diverse incomes, uses, and needs.

- **2.2.5** - Continue to ensure that developments, rezones, and land uses align with the Future Land Use Map and its associated characteristics and descriptions, as illustrated in Figure 7.

Our role...

Bannock County's role in maintaining a rural lifestyle is to write and enforce codes and ordinances that protect property rights and agricultural land, while also facilitating development opportunities.



CHAPTER THREE: ECONOMIC GROWTH

For the purpose of this comprehensive plan, economic growth refers to a sustainable growth pattern that supports a high standard of living through a diverse economic base.

Where we are in 2024...

Bannock County has the potential to be a leader in the regional economy by attracting and retaining businesses that provide livable wages and great benefits for the workforce. The following advantages and challenges must be considered in supporting the vision of the *2040 Comprehensive Plan*:

- Due to Bannock County's location, access to education, and affordable cost of living, we are poised for industry growth in manufacturing, smart technology, and tourism.
- Bannock County has a shortage of housing which has caused a rapid increase in housing prices, hindered recruiting for industry, and increased barriers to property ownership.
- Bannock County's Zoning and Subdivision ordinances require a certain level of open space that hinders development and does not effectively serve the intended purpose of open space.
- There are no designated National Interest Electric Transmission Corridors in Bannock County.

See Also

- [Annual U.S. Transmission Data Review \(2018\)](#)
- [Bannock County Building Code Ordinance](#)
- [Bannock County Subdivision Ordinance](#)
- [Bannock County Zoning Ordinance](#)
- [Bannock Development Corp.](#)
- [BTPO Demographics Technical Report](#)
- [Idaho Power's 2019 Eastern Idaho Electric Plan](#)
- [Pocatello-Chubbuck Chamber of Commerce](#)
- [U.S. Census Bureau QuickFacts 2024](#)

employed residents. Major local industries providing employment and driving housing and transportation demands include the Idaho National Laboratory (INL), Simplot, Premier Technology, and various mining companies in and around Caribou County. Emerging industries, such as high-tech companies specializing in Artificial Intelligence and smart technology, may also be attracted to Bannock County due to its low cost of living.

Housing

There are currently 36,739 housing units within Bannock County. Bannock County has a median assessed home value of \$285,000, according to the Bannock County Assessor's 2024 assessment. Approximately 68.6% of all housing within the County is owner-occupied.

Population

The Bannock Transportation Planning Organization (BTPO) Demographics Technical Report shows that Bannock County's population will increase by 4-5% every five years, reaching approximately 99,689 residents by 2040.

National Interest Electric Transmission Corridor

Bannock County is part of the Northern Tier Transmission Group (NTTG). According to the 2018 Annual U.S. Transmission Data Review, there are no designated national interest electric corridors within the county. Idaho Power's 2019 Eastern Idaho Electric Plan identifies an existing source station, a 46V transmission line, and a 138kV transmission line located in northern Bannock County. The county experiences a peak summer electrical demand of 157 megawatts.

ANALYSIS OF PLANNING COMPONENTS

Community Design

Design patterns in Bannock County predominantly focus on rural and agricultural development. Existing standards mandate that at least 50% of a parcel or development must be maintained as open space. However, this requirement sometimes leads to unimproved areas that do not effectively serve their intended purposes as open space.

Economic Development

Bannock County has a median household income of \$64,080, according to U.S. Census Bureau: QuickFacts 2020. Bannock County supports workforce development opportunities with assistance from Idaho State University and the University of Idaho Extension offices. The county has over 32,000

GOALS

In 2040, we will have...

Goal 3.2 - A strong and diverse economy.

Strategies

- **3.2.1** - Appropriately zone locations within the county to allow for a variety of residential, agricultural, commercial, and industrial uses.
- **3.2.2** - Continue to support Bannock Development Corp. and other economic drivers and their efforts.
- **3.2.3** - Support the development of economic incentives for business expansion and growth.
- **3.2.4** - Explore development opportunities for current and future energy sources.



Goal 3.3 - A rural atmosphere with a variety of housing and commercial development opportunities.

Strategies

- **3.3.1** - Manage density requirements where growth opportunities exist while considering the desire for open space.
- **3.3.2** - Write ordinances incentivizing development of affordable housing.
- **3.3.3** - Update ordinance that promotes residential clustering and protects sensitive areas.

Our role...

Bannock County's role in economic growth is to provide an environment that fosters opportunity for all socioeconomic groups.



CHAPTER FOUR: OUTDOOR ADVENTURE

For the purpose of this comprehensive plan, outdoor adventure refers to recreational activities that take place in or are supported by the natural environment and landscape of Bannock County.

Where we are in 2024...

One of Bannock County's greatest assets is the natural landscape that provides recreation for residents and visitors. Outdoor adventure is a vital part of Bannock County's lifestyle, character, and economy. The following are examples of assets Bannock County can use to support the vision of the comprehensive plan:

- Bannock County is the home of a multi-jurisdictional world-class trail system that could be inter-connected and expanded to connect to the Portneuf Greenway.
- World-famous Lava Hot Springs and Downata Hot Springs are tourist destinations in Bannock County. The Portneuf River also serves as a source of recreational water sport activities, including kayaking and fishing.
- For snow enthusiasts, Bannock County is home to Pebble Creek Ski Area and East Fork Mink Creek Nordic Ski Center and miles of groomed snowmobile trails.
- Within the county, there are nearly 262,000 acres of federal and state land. These lands are home to numerous campgrounds, water features, hunting opportunities, and wildlife refuges.
- Bannock County is home to several national level competitions, such as the track-and-field "Simplot Games," rodeo qualifying events, and several State Championships.

See Also

- [Idaho Department of Commerce - Tourism](#)
- [Portneuf Greenway Foundation](#)
- [Portneuf Resource Council](#)
- [Portneuf River Vision](#)
- [USDA Web Soil Survey](#)

ANALYSIS OF PLANNING COMPONENTS

Recreation

Recreation is a beloved attraction in Bannock County for both residents and visitors. The county offers extensive recreational opportunities, including over 50 miles of summer trails, 250 miles of winter trails, and more than 50 parks spanning approximately 315 acres managed by the county's eight incorporated cities. Key facilities like the Bannock County Event Center and Portneuf Wellness Complex contribute to recreational diversity.

Spring and summer activities are supported by 42 public campgrounds, offering ample opportunities for camping, hiking, fishing, hunting, and other wilderness pursuits. Winter recreation options include skiing, snowshoeing, and snowmobiling at Pebble Creek Ski Area, East Fork Mink Creek Nordic Ski Center, and designated areas on Forest Service and BLM lands outlined in the Public Access Roads Map (*See Appendix 7 - Public Access Roads Map*).

In 2015, the Portneuf Health Trust exchanged an 80-acre wellness complex to Bannock County, featuring multi-use sports fields, an amphitheater, outdoor swimming and fishing spots, and venues for outdoor events and gatherings. Since 2020, Bannock County has invested in improving facilities at the Bannock County Fairgrounds in Downey, including a new exhibit hall and sheep barn.



ANALYSIS OF PLANNING COMPONENTS

Natural Resources

Bannock County contains nearly 262,000 acres of federal and state lands, with 213,414 acres of federal land and 48,355 acres of state land. The Lower Portneuf Valley Aquifer, located within the county, is the sole drinking water source for Pocatello, Chubbuck, and northern Bannock County. The Portneuf River, extending approximately 97 miles, is one of the county's most important natural resources, providing community, natural, and economic opportunities. It is fed by about 900 miles of intermittent streams and over 550 miles of perennial streams. Additionally, according to the Soil Survey of Bannock County Area, Idaho, approximately 11 percent of the survey area qualifies as prime farmland.



Special Areas or Sites

Open lands and trails are integral to Bannock County's identity and culture, with over 35% of the county's land under federal or state management, supporting diverse uses. Recreation options abound, from Lava Hot Springs and Pebble Creek Ski Area to Hawkins Reservoir, campgrounds, RV parks, and extensive trails and greenways.

Pocatello's Portneuf River and Greenway are focal points for recreational activities, offering over 16 miles of trails and 37 proposed projects including parks, trailheads, and cultural/historical monuments. The Ross Park Complex features attractions like the Fort Hall Replica, Frontier Town, Zoo Idaho, and an Aquatic Center.

Bannock County attracts significant visitation en route to Yellowstone and Teton National Parks and other regional destinations. The Fort Hall Indian Reservation adds to these opportunities with open spaces, hunting and fishing grounds, water access, and natural resources.

The county is rich in historical and archaeological sites, boasting 29 entries on the National Register of Historic Places, the Fort Hall Trading Post Archaeological Site, and Oregon Trail markers. Wildlife and wilderness zones, including the 3,104-acre Portneuf Wildlife Management Area, are vital components of Bannock County's recreation and cultural landscape.

GOALS

In 2040, we will have...

Goal 4.1 - An expanded, connected, and well-maintained trail network.

Strategies

- **4.1.1** - Work with various user groups and agencies.
- **4.1.2** - Support the growth and development of ski areas and snowmobile trails.

Goal 4.2 - Expanded recreational opportunities.

Strategies

- **4.2.1** - Support the development of additional access points to the Portneuf River.
- **4.2.2** - Continue to develop and improve the Event Center in Pocatello and Fairgrounds in Downey for 4H activities and equestrian events.
- **4.2.3** - Establish the Portneuf Health Trust Amphitheatre as a destination venue for events.

Goal 4.3 - Continued public access to federal and state lands.

Strategies

- **4.3.1** - Develop strong relationship with our state and federal partners.

Goal 4.4 - Protected natural resources.

Strategies

- **4.4.1** - Revise open space requirements to protect wildlife migration areas.
- **4.4.2** - Continue responsible natural resource management.
- **4.4.3** - Support responsible use and management of surface and ground water.

Our role...

Bannock County's role in outdoor adventure is to protect our natural resources and promote public access to federal and state land, as well as facilitate in the development of recreational opportunities.



CHAPTER FIVE: IMPLEMENTATION STRATEGIES

In this chapter, overarching strategies are presented as ways to encourage Bannock County to maintain the direction of the *2040 Comprehensive Plan* and its' vision.

STRATEGIES

Strategy 1:

Be active at the state and federal levels to guide policy to support our goals.

Strategy 2:

Prioritize professional development and continued learning amongst Bannock County leaders to stay current on best practices and future trends.

Strategy 3:

Seek to maintain the beauty of our community through thoughtful application and enforcement of county codes and ordinances.

Strategy 4:

Provide regular opportunities for community engagement and public outreach to understand the community's voice.

Based on community feedback, Bannock County will:

- Review county ordinances annually and update as needed.
- Keep the *2040 Comprehensive Plan* relevant by continually reviewing and updating the plan (see *Appendix 1 - "Plan Amendment Procedures"*).

CHAPTER SIX: FUTURE LAND USE MAP

Introduction

The Future Land Use Map for Bannock County provides a land use framework to guide future development in the county so it achieves this Plan's goals. The land use categories should allow the county to continue to be a distinctive, diverse place with a mix of compatible development activities and conservation activities and helps to achieve the goals and policies in this plan.

Future Land Use Descriptions & Characteristics Figure 7

The land use categories displayed below coincide with the Future Land Use Map.



Agricultural (AG)

Agricultural characteristics such as farming, grazing, and single family homes.



Residential Rural (RR)

Rural characteristics such as low density housing, agricultural uses, and transition between rural and suburban development.



Residential Suburban (RS)

Suburban characteristics near towns or cities where municipal services are currently available or are planned to be extended in the near future.



Recreational (REC)

Recreational characteristics that promote tourist activities and conserve the County's outdoor recreational resources and environmental quality.



Commercial (COM)

Commercial characteristics that provide opportunities for non-residential businesses and services to meet the community's needs.



Light Industrial/Warehouse (LIW) & Industrial (IND)

Industrial characteristics that provide opportunities for production and commerce, manufacturing, and commercial support while minimizing impacts on adjacent properties and the environment.

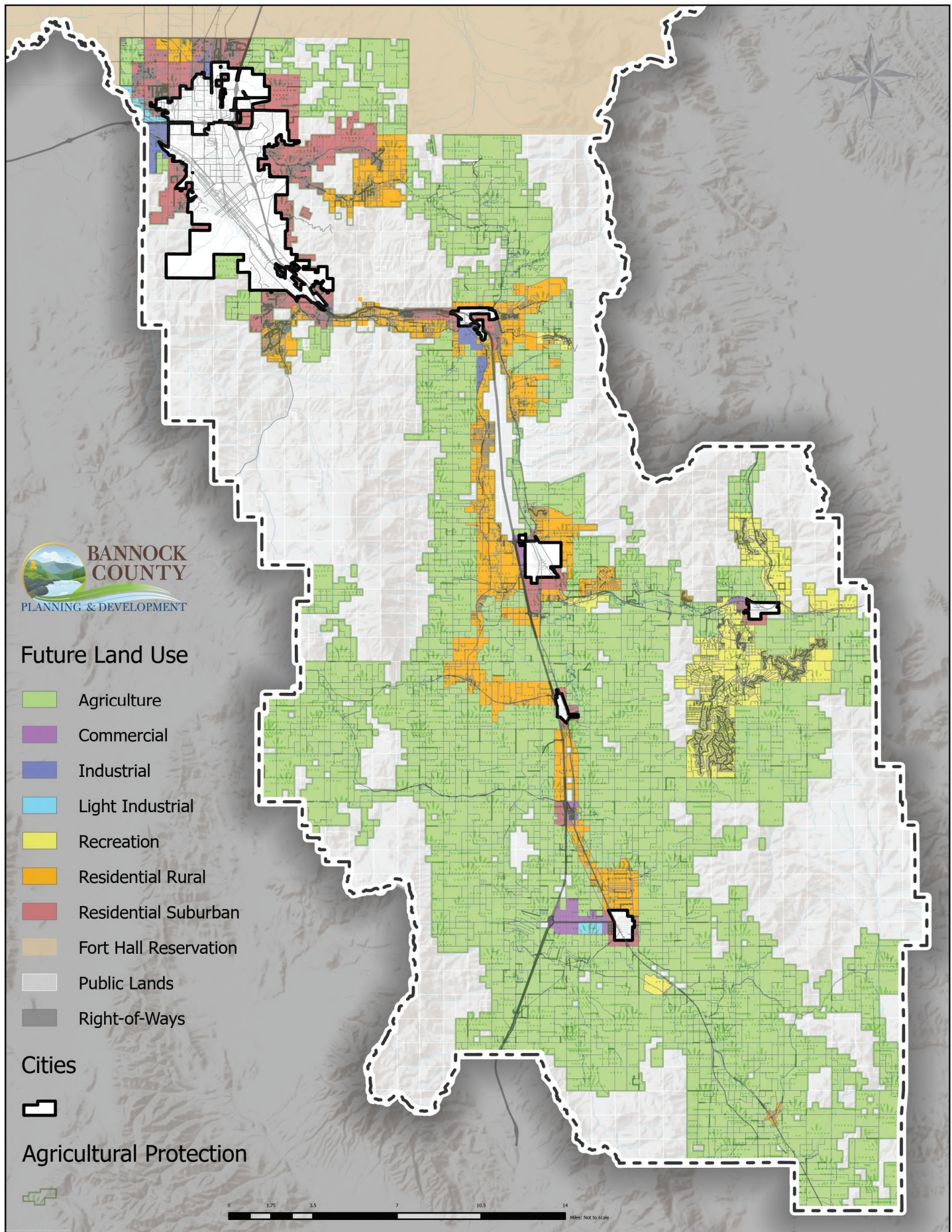
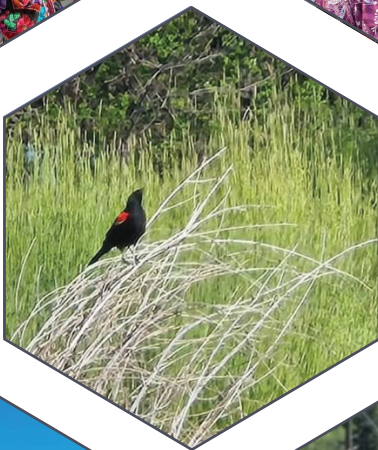
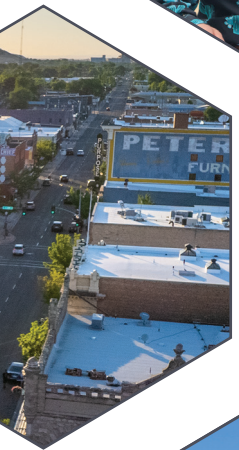


Figure 8 - Future Land Use Map

This is not a zoning map but rather a guide for future land use designations.



GLOSSARY

ANNEX/ANNEXATION

Annexation is the process by which a county, state, or municipality formally incorporates new territory or land into its jurisdiction. This can involve expanding boundaries to include adjacent areas or regions. Annexation can occur for various reasons, including economic, political, strategic, or administrative purposes.

AREA OF CITY IMPACT

Where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future.

GOALS

As they pertain to *Comprehensive Plan 2040*, goals are broad, long-term aims that support the vision. Although goals are organized by vision elements, many goals advance more than one vision element.

INFRASTRUCTURE

Infrastructure is the basic physical assets and facilities that are considered essential, such as transportation systems (roads, bridges, streets), utilities (water supply, sewage systems, electrical grids, and gas pipelines), and communication networks (telephone lines, internet cables, and wireless towers).

LAND USE

Land use is a broad term encompassing how humans use or develop land for economic, residential, recreational, conversational, and governmental purposes.

MEDIAN HOUSEHOLD INCOME

Median household income refers to the amount that divides the income distribution of households in a specific area (e.g. city, state, or country) into two halves. It represents the midpoint, meaning that half of the households earn less than this amount, and half earn more. The median is used instead of the average because it is less affected by extreme values (e.g. very high incomes) that can skew the data.

OPEN SPACE

Open space refers to any land that is restricted from development.

UNINCORPORATED AREAS

Unincorporated areas are regions that are not governed by their own municipal corporation (such as a city, town, or village) but instead fall under the jurisdiction of a higher authority, typically a county or a state. These areas lack a local government structure and rely on the county or state for governance, services, and regulations.



APPENDICES

1 - PLAN AMENDMENT PROCEDURES

Referenced on pages 6 and 29.

2 - 2040 COMPREHENSIVE PLAN PUBLIC INPUT SYNOPSIS

Referenced on pages 11, 12, 13, and 19.

3 - 2022 AGRICULTURE CENSUS

Referenced on pages 19 and 20.

4 - IDAHO CODE §22-4501

AGRICULTURE AND HORTICULTURE - RIGHT TO FARM

Referenced on page 21.

5 - IDAHO CODE §67-6508

LOCAL LAND USE PLANNING - PLANNING DUTIES

Referenced on page 6.

6 - IDAHO CODE §67-9704

AGRICULTURAL PROTECTION AREA ACT

Referenced on page 21.

7 - PUBLIC ACCESS ROADS MAP

Referenced on page 26.

1 - PLAN AMENDMENT PROCEDURES

For this plan to function over time, the county must be able to periodically review and update it. These updates should be in response to significant trends or changes in the economic, physical, social, or political conditions. The county will conduct revisions to this *2040 Comprehensive Plan* according to two distinct and different procedures:

Procedure One: Plan Update

An update of the *2040 Comprehensive Plan* should take place at least every five (5) years, unless otherwise directed by the Board of County Commissioners. The county's prime consideration in making a determination of when an update should be initiated should include what changes have occurred since the Plan was last updated. These changes may be in areas such as the economy, the environment, housing affordability, traffic congestion, local priorities, projected growth, or others. A Plan Update will include a thorough re-evaluation of the vision, goals, and strategies contained within this Plan. A Plan Update will also include a thorough review of the validity of all information contained within the Plan and should include extensive opportunities for involvement by the public, boards and commissions, elected and appointed officials, county staff, and other affected interests.

Procedure Two: Plan Amendments

All Plan Amendments shall be considered by the Planning & Development Council and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, boards and commissions, and evidence from public hearings, the Planning & Development Council could then recommend in favor of the Plan Amendment (with or without further revisions) or recommend against it. Any review of a Plan Amendment by a Planning & Development Council would be followed by County Commissioners action including, if applicable, its approval of the Plan Amendment. When considering a plan amendment, the county should consider whether:

1. The existing *2040 Comprehensive Plan* and/or any related element thereof is in need of the proposed Plan Amendment;
2. The proposed Plan Amendment will have no major negative impacts on transportation, services, and facilities;
3. Strict adherence to the *2040 Comprehensive Plan* would result in a situation neither intended nor in keeping with other key elements and strategies of the Plan; and
4. The proposed Plan Amendment will promote the public welfare and will be consistent with the goals and strategies of the *2040 Comprehensive Plan* and the elements thereof.



**BANNOCK
COUNTY**

**PLANNING &
DEVELOPMENT**

2040 COMPREHENSIVE PLAN Public Input

Collected Jan. 1, 2024 - Feb. 25, 2024

To see full report, visit www.bannockcounty.us/wp-content/uploads/2024/03/2040-Comp-Plan-Public-Input-Complete-Binder.pdf

bannockcounty.gov/ourfuture

Public Input Synopsis

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- Vision Statement Input pg. 5
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- Future Land Use Map pg. 7

Survey Feedback - pg. 8 - 13

- Survey Demographics pg. 8-9
- Response Snapshot pg. 10-13



We asked Bannock County residents to tell us how
they want our future to look.

How We Asked

bannockcounty.gov/ourfuture
ourfuture@bannockcounty.gov

The vision of Bannock County's 2040 Comprehensive Plan should represent the voice of our community. Over a two-month period, hundreds of Bannock County residents shared their unique perspectives on what makes our community great and how it can become even better.

Listening to the community took many forms: public open houses, map-based input, an online survey, written comments, and talking with residents at community events and meetings.

Bannock County used several methods to gather a wide and diverse set of opinions, including a mailer sent to rural county residents, social media advertisements, news media interviews, community newsletters and email campaigns, and a pop-up window on the county website.

Open Houses

214 Attendees across seven open houses

Written Comments

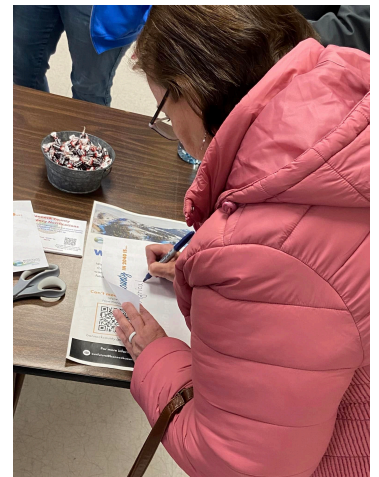
42 written comments - email and fliers

Map-Based Input

Hundreds of votes

Online Survey

778 Responses



Photos from Open House in Downey, January 23, 2024

Open Houses

Bannock County hosted seven open houses located throughout the county to provide easy access for residents regardless of where they lived.

We advertised the open houses through a mailer, social media, the news, community calendars, and email campaigns.

Each open house provided attendees the chance to review the current Comprehensive Plan and the proposed changes. Members of the Planning & Development staff were available to answer questions and talk with residents about what they hoped the future of the county would look like.

Jan. 23, 4-7PM Downey City Office 15 S Main St, Downey	74 attendees
Jan. 25, 4-7PM Marsh Valley School District 21 Office 40 School St, Arimo	21 attendees
Jan. 30, 4-7PM McCammon City Office 802 Front St, McCammon	24 attendees
Feb. 1, 4-7PM Lava Hot Springs Senior Center 150 N Center St, Lava Hot Springs	27 attendees
Feb. 6, 4-7PM Chubbuck City Hall 290 E Linden Ave, Chubbuck	22 attendees
Feb. 8, 4-7PM Inkom City Hall 365 N Rapid Creek Rd, Inkom	18 attendees
Feb. 22, 4-7PM Pocatello City Hall 911 N 7th Ave, Pocatello	28 attendees

Public input collected at the Open Houses includes:

- Votes for the proposed Comp Plan Vision & Mission Statement
- "My Vision" Fliers
- Spot feedback on the Future Land Use Map
- Conversations



Photos from Open House in Downey, January 23, 2024

Vision Statement Input

At each open house, we asked people to weigh in on the proposed vision statement.

Vision Statement

Be a leader in the State of Idaho through effective, efficient, and transparent processes.

Mission Statement

The Comprehensive Plan is our guide to...

Promote economic development through the creation and application of ordinances, which allow managed growth, conserve natural resources, and maintain the character of our communities.

RED = I DON'T LIKE IT

GREEN = I LIKE IT

48 total votes

42 total votes



Downey Votes: Red: 28, Green: 10

Arimo Votes: Red: 4, Green: 0

McCammon Votes: Red: 5, Green: 7

Lava Votes: Red: 3, Green: 5

Chubbuck Votes: Red: 0, Green: 6

Inkom Votes: Red: 0, Green: 6

Pocatello Votes: Red: 8, Green: 8

"My Vision" Fliers

At each open house, we asked people to write down what they envision the future of Bannock County to look like. A total of 40 fliers were collected from the open houses.

MY VISION FOR

Bannock County IN 2040 IS...

- KEEP AG & OPEN SPACE
- DEVELOP CLOSE TO CURRENT URBAN AREAS
- PRESERVE WATER - QUALITY + QUANTITY
- CLEAN ENERGY + EV CHARGING STATIONS
- ELECTRIC SCHOOL BUSES

#OURFUTURE

INKOM MEETING
February 8, 2024



MY VISION FOR

Bannock County IN 2040 IS...

Marsh Valley needs a County recreation center located between Arimo and McCammon. Indoor soccer, bball, volleyball, wrestling, football, dance, track

#OURFUTURE

ARIMO MEETING
January 25, 2024



MY VISION FOR STOP SOLAR FARMS
Bannock County IN 2040 IS...

Keep Marsh Valley agricultural! Direct Bannock County to grow from the hub, Pocatello, and out.

#OURFUTURE

DOWNY MEETING
January 23, 2024



MY VISION FOR

Bannock County IN 2040 IS...

a vibrant community with a clean Portneuf River & accessible mountain trails driving recreational opportunities

#OURFUTURE

POCATELLO MEETING
February 22, 2024



MY VISION FOR

Bannock County IN 2040 IS...

to Be able to have my children raise their families in Bannock County. While living in the county and able to afford a livable wage within the county boundaries.

#OURFUTURE

MCCAMMON MEETING
January 30, 2024



MY VISION FOR

Bannock County IN 2040 IS...

MAINTENANCE OF EXISTING INFRASTRUCTURE & POPULATION AND PRESERVATION OF OUR NATURAL RESOURCES. GROWTH IS NOT PRIORITY. I'D LOVE TO SEE AN IMMACULATE, NATURAL, COMMUNITY ORIENTED COUNTY.

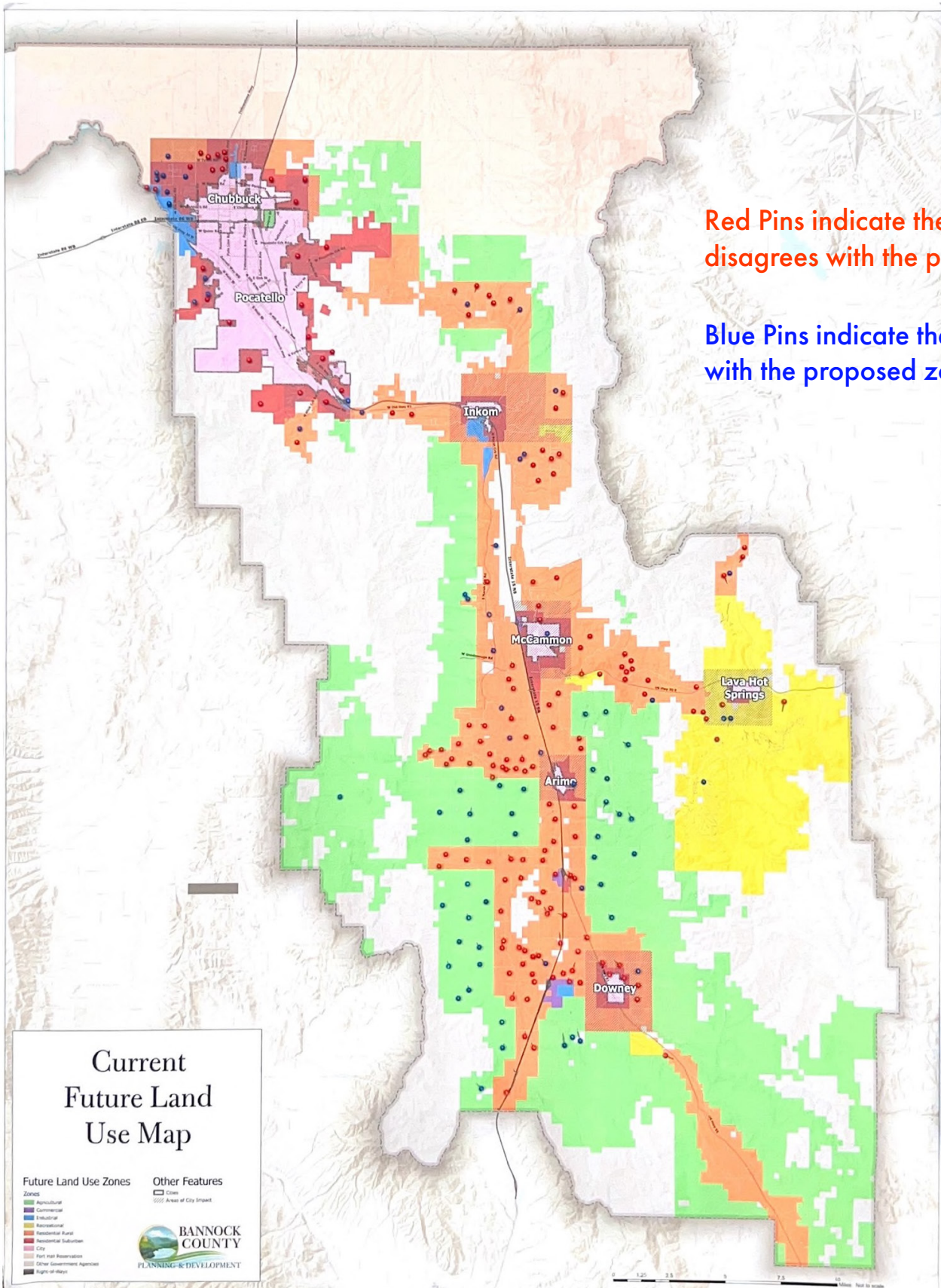
#OURFUTURE

MCCAMMON MEETING
January 30, 2024



Future Land Use Map

At each open house, we asked people to weigh in on the proposed future land use map.



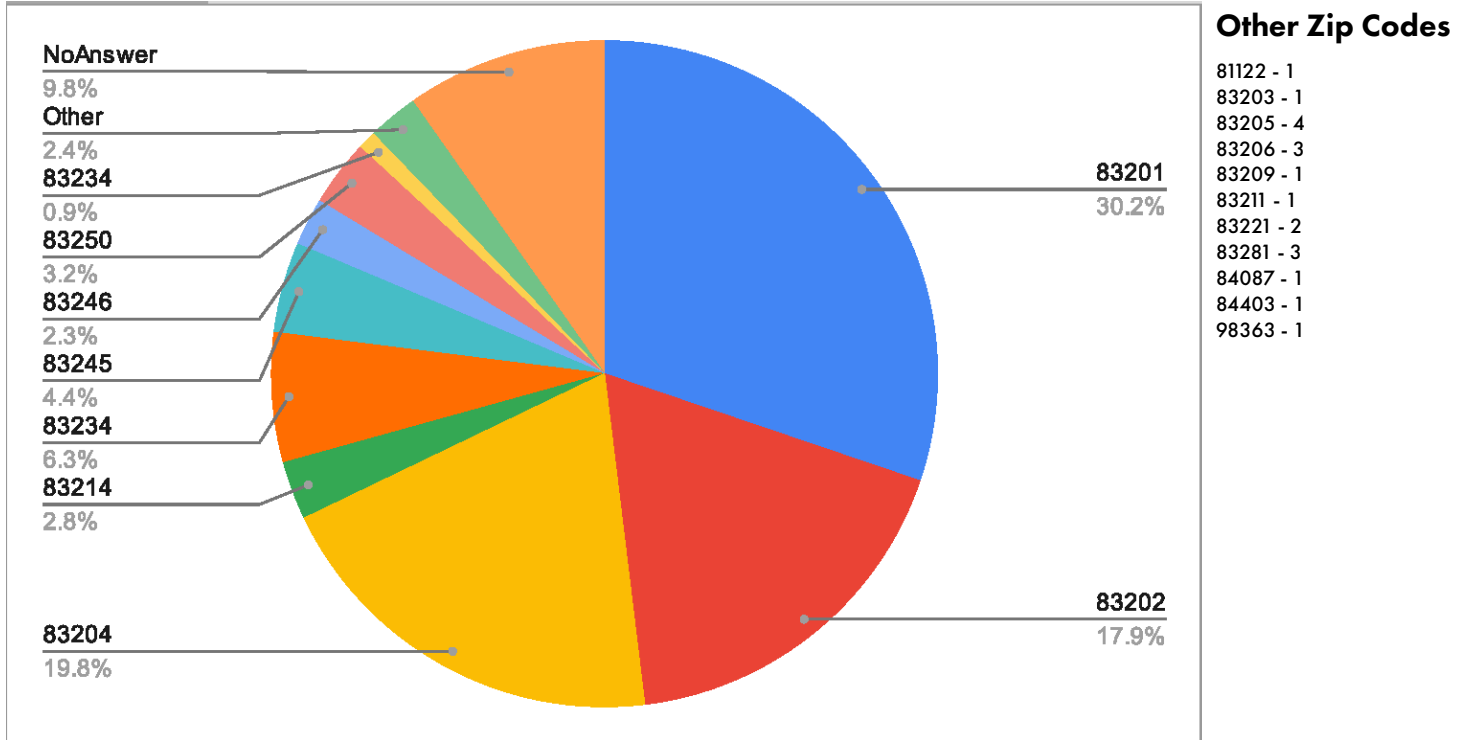
Red Pins indicate the person disagrees with the proposed zone

Blue Pins indicate the person agrees with the proposed zone

Survey Demographics

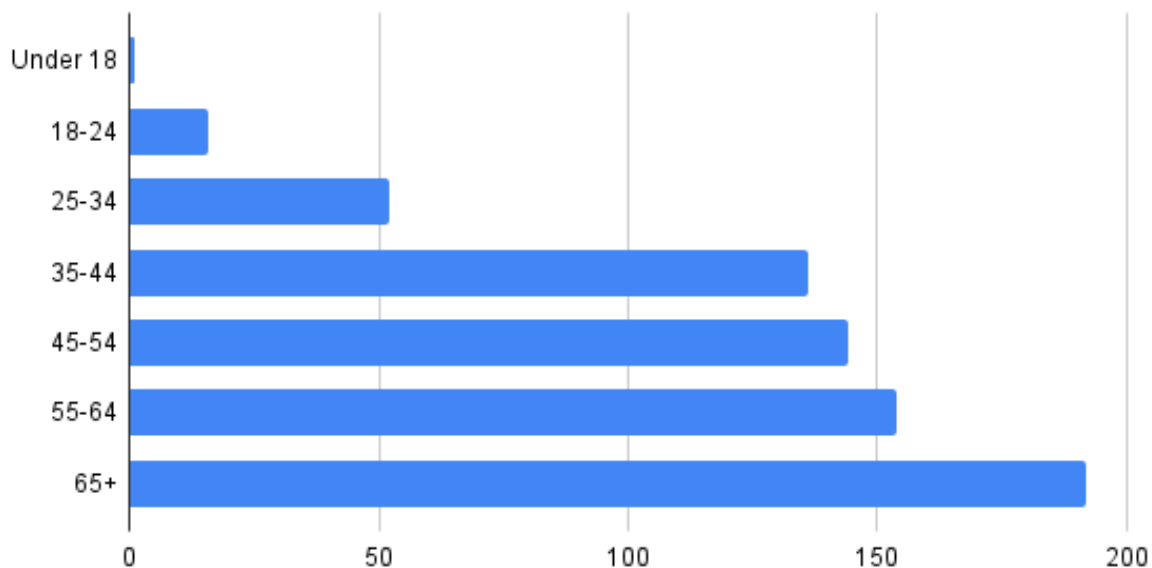
What zip code do respondents live in?

Answered: 702 Skipped: 76



What age are respondents?

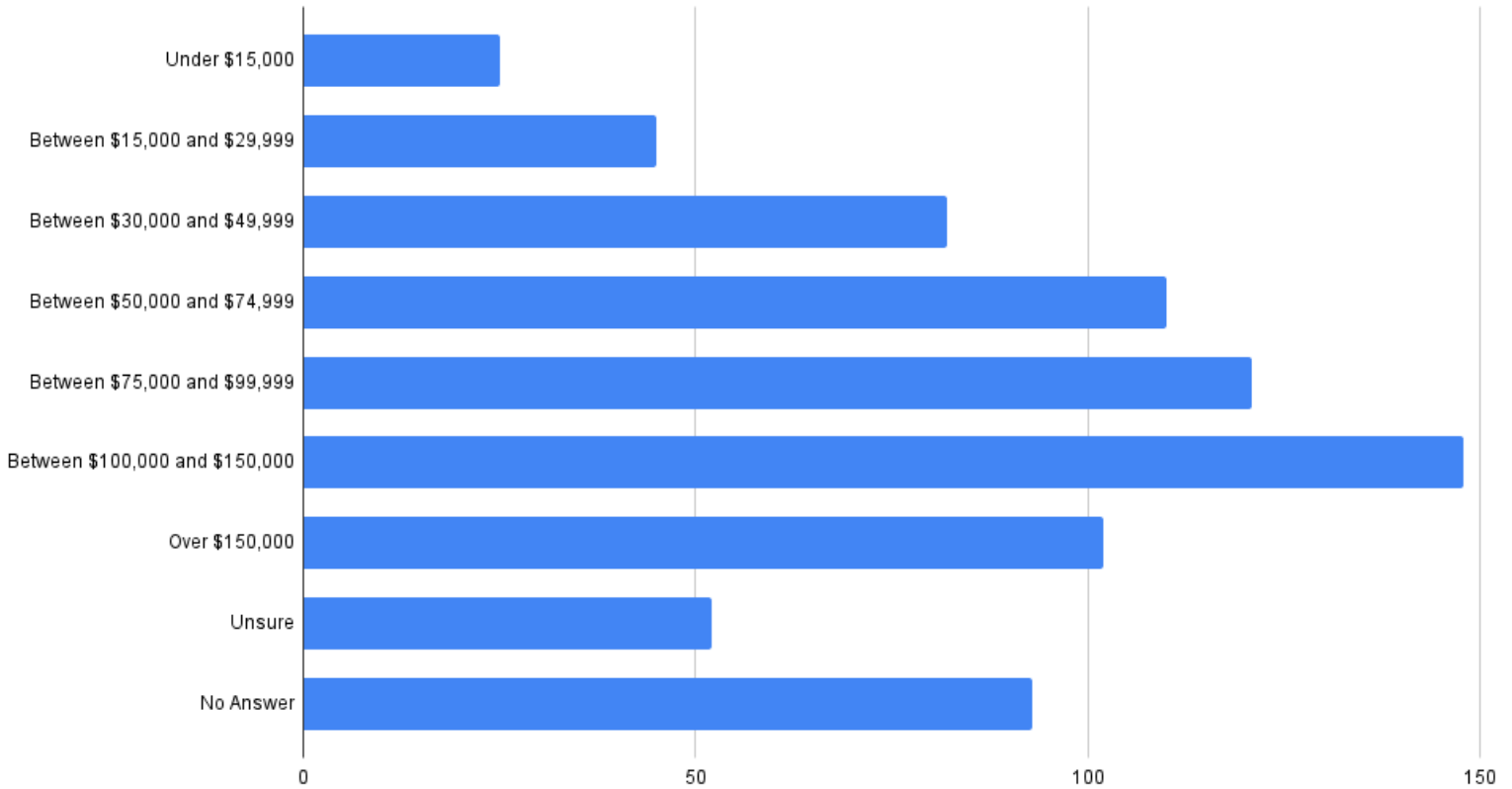
Answered: 695 Skipped: 83



Survey Demographics

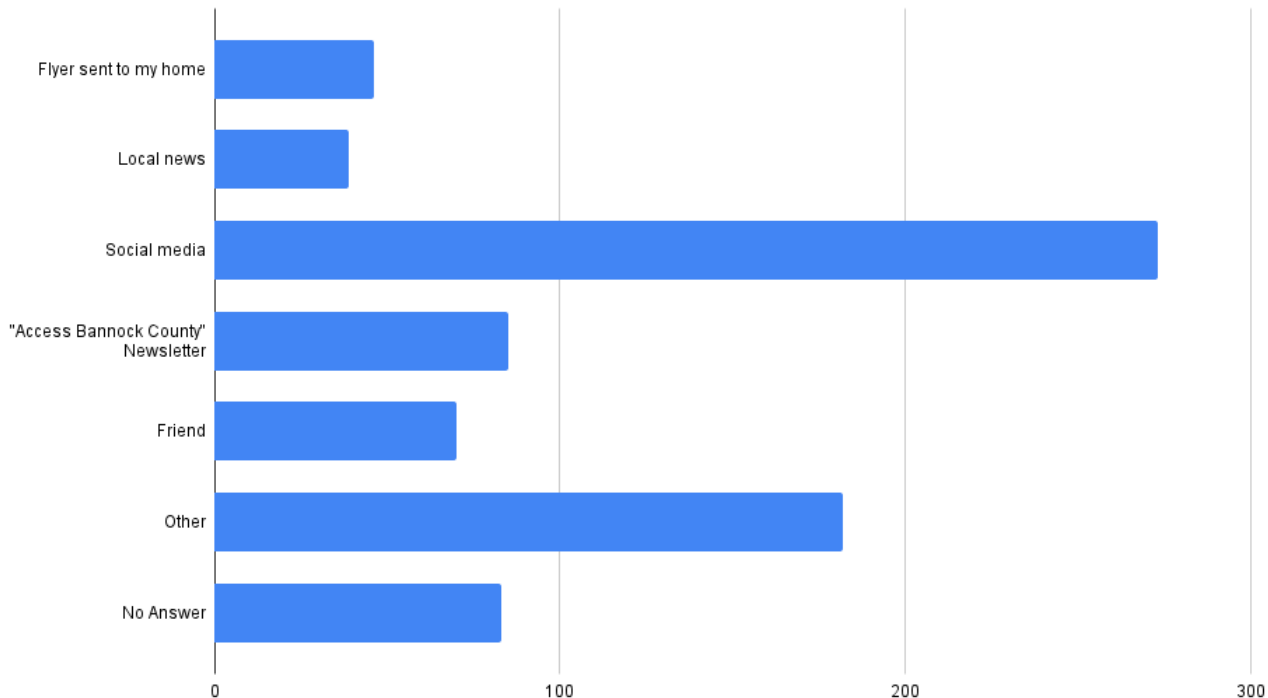
What is the annual income of respondents?

Answered: 685 Skipped: 93



How did respondents hear about the survey?

Answered: 695 Skipped: 83



Response Snapshot

Q1 Please finish this sentence: "One word or simple phrase that best describes Bannock County is..."

Answered: 723 Skipped: 55

county nice place live high property taxes raise family Bannock County good people Pleasant Unique Simple Poor Outdoors Quiet Big Underrated Dirty Lovely Small Town Stagnant Community Okay Lacking planned areas Full Great Idaho Expensive Behind times Peaceful Beautiful scenery Diverse Struggling good landscapes great place live Boring Home leadership Beautiful Awesome Rural scenic Growing Safe place live property taxes Friendly open Country quaint Potential growth needs Changing Behind Ok live Outdoor people Slow conservative diversity Wonderful much opportunities priced Small Full potential taxed rural areas open space Growing fast high taxes still

Q2 What do you love about Bannock County?

Answered: 734 Skipped: 44

wildlife home small town feel friendly people surrounding opportunities small nature great scenery country small town Open spaces s Location good county open family beautiful love area beauty natural access trails people close land still feel city community mountains live Bannock County many outdoors rural recreation outdoor recreation outdoor activities places activities outdoor opportunities enjoy lots friendly

Response Snapshot

Q3 What would you want to improve about Bannock County?

Answered: 735 Skipped: 43



Q4 What are some of the biggest challenges facing Bannock County?

Answered: 738 Skipped: 40

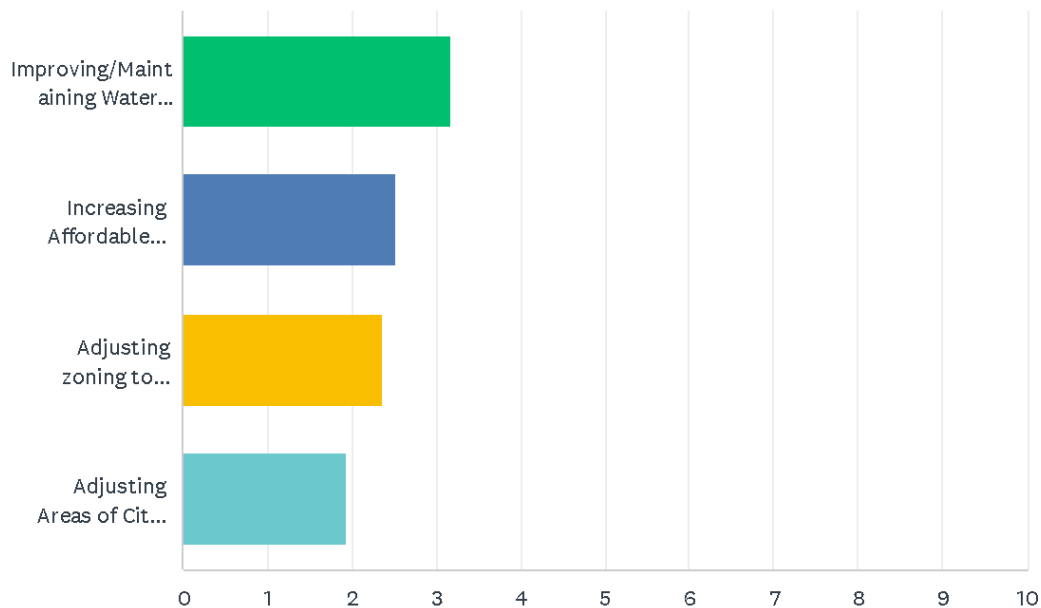


Response Snapshot

Q5

Bannock County is updating the following elements in the Comprehensive Plan. Please rank them from greatest importance to least importance, in your opinion.

Answered: 677 Skipped: 101

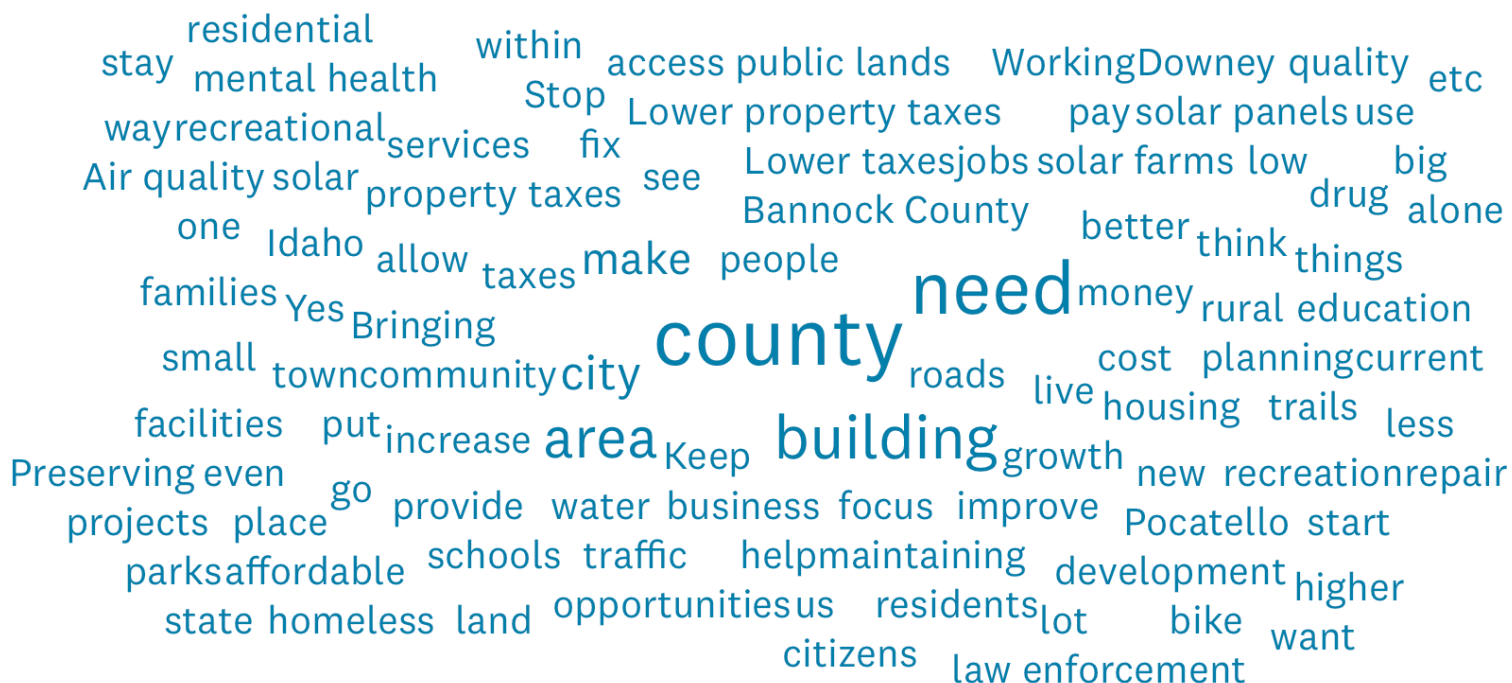


	1	2	3	4	TOTAL	SCORE
Improving/Maintaining Water Quality	50.22% 340	24.96% 169	15.95% 108	8.86% 60	677	3.17
Increasing Affordable Housing	28.51% 193	25.70% 174	14.62% 99	31.17% 211	677	2.52
Adjusting zoning to reflect growth (Zones = Agriculture, Commercial, Residential, Industrial, Recreational)	13.59% 92	28.95% 196	38.26% 259	19.20% 130	677	2.37
Adjusting Areas of City Impact (ACI) to reflect growth (ACI = areas outside a city's limits where development may affect the city)	7.68% 52	20.38% 138	31.17% 211	40.77% 276	677	1.95

Response Snapshot

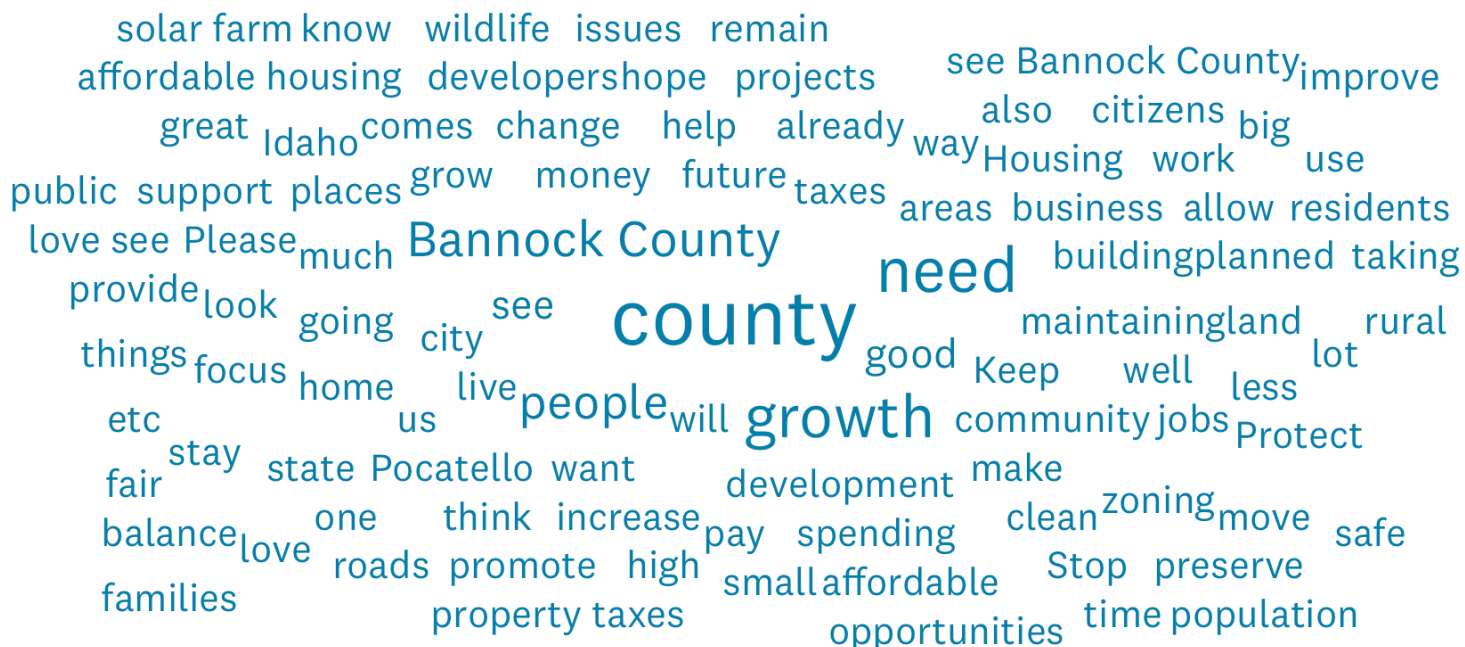
Q6 Are there any other priorities you feel Bannock County should focus on that were not listed in the previous question?

Answered: 537 Skipped: 241



Q7 Please provide any final thoughts in regards to how you would like to see the future of Bannock County.

Answered: 512 Skipped: 266





**BANNOCK
COUNTY**

**PLANNING &
DEVELOPMENT**

3 - 2022 CENSUS OF AGRICULTURE - IDAHO, COUNTY DATA

UNITED STATES DEPARTMENT OF AGRICULTURE

Table 1. County Summary Highlights: 2022

[For meaning of abbreviations and symbols, see introductory text.]

Item	Idaho	Ada	Adams	Bannock	Bear Lake	Benewah	Bingham
Farmsnumber	22,877	1,142	229	1,005	353	240	1,081
Land in farmsacres	11,547,963	112,556	145,570	419,823	209,678	130,471	897,796
Average size of farmacres	505	99	636	418	594	544	831
Median size of farmacres	35	10	75	16	138	80	24
Estimated market value of land and buildings:							
Average per farmdollars	2,124,863	1,289,520	1,749,283	1,150,006	1,644,398	1,493,103	3,147,174
Average per acredollars	4,209	13,084	2,752	2,753	2,768	2,747	3,789
Estimated market value of all machinery and equipment\$1,000	4,930,153	114,641	24,775	101,309	47,334	33,811	332,628
Average per farmdollars	215,507	100,386	108,186	100,805	134,092	140,878	307,704
Farms by size:							
1 to 9 acres	5,785	568	22	367	32	10	335
10 to 49 acres	6,977	441	63	285	69	83	299
50 to 179 acres	3,901	59	64	129	104	84	157
180 to 499 acres	2,515	41	34	105	69	23	104
500 to 999 acres	1,384	10	11	60	31	19	55
1,000 acres or more	2,315	23	35	59	48	21	131
Total croplandfarms	15,823	746	137	695	288	188	657
.....acres	5,623,516	42,862	15,981	180,641	80,192	76,672	363,334
Harvested croplandfarms	13,037	662	119	471	256	129	561
.....acres	4,370,363	32,982	14,039	60,578	61,633	58,997	323,793
Irrigated landfarms	14,191	987	154	565	261	25	855
.....acres	3,167,499	35,479	19,136	29,291	44,212	127	330,319
Market value of agricultural products sold\$1,000	10,892,201	191,322	15,577	45,676	29,034	25,444	575,692
Average per farmdollars	476,120	167,533	68,020	45,449	82,249	106,017	532,555
Crops, including nursery and greenhouse crops\$1,000	4,764,793	39,332	2,764	32,650	12,106	24,985	476,088
Livestock, poultry, and their products\$1,000	6,127,408	151,990	12,812	13,026	16,928	459	99,604
Farms by value of sales:							
Less than \$2,500	9,048	532	105	542	98	139	376
\$2,500 to \$4,999	2,135	172	15	138	30	21	71
\$5,000 to \$9,999	2,284	184	17	88	37	18	110
\$10,000 to \$24,999	2,179	111	23	79	46	17	118
\$25,000 to \$49,999	1,451	40	17	70	53	8	87
\$50,000 to \$99,999	1,220	34	13	23	26	3	44
\$100,000 or more	4,560	69	39	65	63	34	275
Government paymentsfarms	4,296	28	23	180	104	91	157
.....\$1,000	132,405	991	538	4,538	2,228	2,785	6,139
Total income from farm-related sourcesfarms	7,733	197	96	207	140	74	353
.....\$1,000	327,387	4,243	1,117	6,481	2,242	4,185	21,952
Total farm production expenses\$1,000	9,317,904	188,082	13,121	48,805	27,246	26,940	489,011
Average per farmdollars	407,304	164,695	57,296	48,562	77,185	112,251	452,369
Net cash farm income of the operationsfarms	22,877	1,142	229	1,005	353	240	1,081
.....\$1,000	2,034,090	8,474	4,111	7,890	6,257	5,474	114,772
Average per farmdollars	88,914	7,421	17,950	7,851	17,727	22,808	106,172
Livestock and poultry:							
Cattle and calves inventoryfarms	8,956	412	96	381	163	68	510
.....number	2,517,987	58,038	15,491	17,136	18,118	1,004	74,940
Beef cowsfarms	7,379	294	79	308	156	61	428
.....number	449,249	4,427	(D)	11,344	12,808	613	28,871
Milk cowsfarms	549	20	2	17	11	-	21
.....number	664,479	18,380	(D)	30	477	-	5,728
Cattle and calves soldfarms	7,630	364	87	287	168	41	454
.....number	1,835,062	38,011	12,032	11,201	13,514	372	56,394
Hogs and pigs inventoryfarms	562	30	2	32	4	2	19
.....number	21,157	(D)	(D)	372	8	(D)	572
Hogs and pigs soldfarms	663	30	-	24	4	7	27
.....number	100,260	3,058	-	341	9	47	1,539
Sheep and lambs inventoryfarms	1,208	74	10	31	14	8	48
.....number	230,681	956	477	714	(D)	114	19,568
Layers inventoryfarms	3,514	258	18	206	38	39	140
.....number	638,424	4,662	341	3,448	646	962	3,548
Broilers and other meat-type chickens soldfarms	155	4	-	7	1	3	12
.....number	11,815	305	-	139	(D)	66	434
Selected crops harvested:							
Corn for grainfarms	648	17	1	-	7	-	5
.....acres	126,508	3,130	(D)	-	117	-	2,386
.....bushels	22,937,258	728,992	(D)	-	17,402	-	397,069
Corn for silage or greenchopfarms	772	17	1	1	-	-	24
.....acres	258,326	6,446	(D)	(D)	-	-	7,238
.....tons	7,412,427	186,938	(D)	(D)	-	-	184,454
Wheat for grain, allfarms	2,210	42	-	34	15	27	141
.....acres	1,162,597	6,061	-	26,897	7,024	31,436	136,688
.....bushels	93,723,621	707,146	-	1,378,072	203,066	2,087,178	14,704,674
Durum wheat for grainfarms	50	3	-	-	-	-	3
.....acres	10,250	29	-	-	-	-	1,500
.....bushels	801,586	2,845	-	-	-	-	127,500
Other spring wheat for grainfarms	918	12	-	16	13	9	76
.....acres	365,898	667	-	13,791	6,250	5,892	40,681
.....bushels	25,659,376	63,810	-	597,316	180,192	246,867	4,149,588
Winter wheat for grainfarms	1,706	29	-	26	8	24	111
.....acres	786,449	5,365	-	13,106	774	25,544	94,507
.....bushels	67,262,659	640,491	-	780,756	22,874	1,840,311	10,427,586
Oats for grainfarms	115	-	-	1	-	2	5
.....acres	11,088	-	-	(D)	-	(D)	171
.....bushels	704,503	-	-	(D)	-	(D)	15,910

--continued

See full report at [NASS.USDA.gov](https://nass.usda.gov)

4 - IDAHO CODE §22-4501

AGRICULTURE AND HORTICULTURE - RIGHT TO FARM

LEGISLATIVE FINDINGS AND INTENT. The legislature finds that agricultural activities conducted on farmland in urbanizing areas are often subjected to nuisance lawsuits, and that such suits encourage and even force the premature removal of the lands from agricultural uses, and in some cases prohibit investments in agricultural improvements. It is the intent of the legislature to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance. The legislature also finds that the right to farm is a natural right and is recognized as a permitted use throughout the state of Idaho.

5 - IDAHO CODE §67-6508

LOCAL LAND USE PLANNING - PLANNING DUTIES

It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

PLANNING COMPONENTS

(a) Property Rights — An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

(b) Population — A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income.

(c) School Facilities and Transportation — An analysis of public school capacity and transportation considerations associated with future development.

(d) Economic Development — An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

(e) Land Use — An analysis of natural land types, existing land covers and uses, and the

5 - IDAHO CODE §67-6508

LOCAL LAND USE PLANNING - PLANNING DUTIES - CONTINUED

PLANNING COMPONENTS

intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

(f) Natural Resources — An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

(g) Hazardous Areas — An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards.

(h) Public Services, Facilities, and Utilities — An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

(i) Transportation — An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor and other related transportation facilities.

(j) Recreation — An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

(k) Special Areas or Sites — An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

(l) Housing — An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

(m) Community Design — An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

(n) Agriculture — An analysis of the agricultural base of the area including agricultural

5 - IDAHO CODE §67-6508

LOCAL LAND USE PLANNING - PLANNING DUTIES - CONTINUED

PLANNING COMPONENTS

lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.

(o) Implementation — An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

(p) National Interest Electric Transmission Corridors — After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.

(q) Public Airport Facilities — An analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community.

Nothing herein shall preclude the consideration of additional planning components or subject matter.

6 - IDAHO CODE §67-9704

AGRICULTURAL PROTECTION AREA ACT

(1) No later than January 1, 2025, each board of county commissioners shall establish an agricultural protection area ordinance in accordance with the notice and hearing procedures in section 67-6509, Idaho Code. At a minimum, the ordinance shall:

(a) Establish a process through which agricultural lands may be placed in agricultural protection areas for a minimum of twenty (20) years;

(b) Establish the application requirements, including but not limited to information about the landowner; a description of the parcels, structures, and facilities proposed to be included in an agricultural protection area; and the current uses of lands proposed to be included in an agricultural protection area;

(c) Establish clear and objective standards for evaluating applications for inclusion in an agricultural protection area;

(d) Establish the timeline for reviewing and making decisions on agricultural protection area applications; and

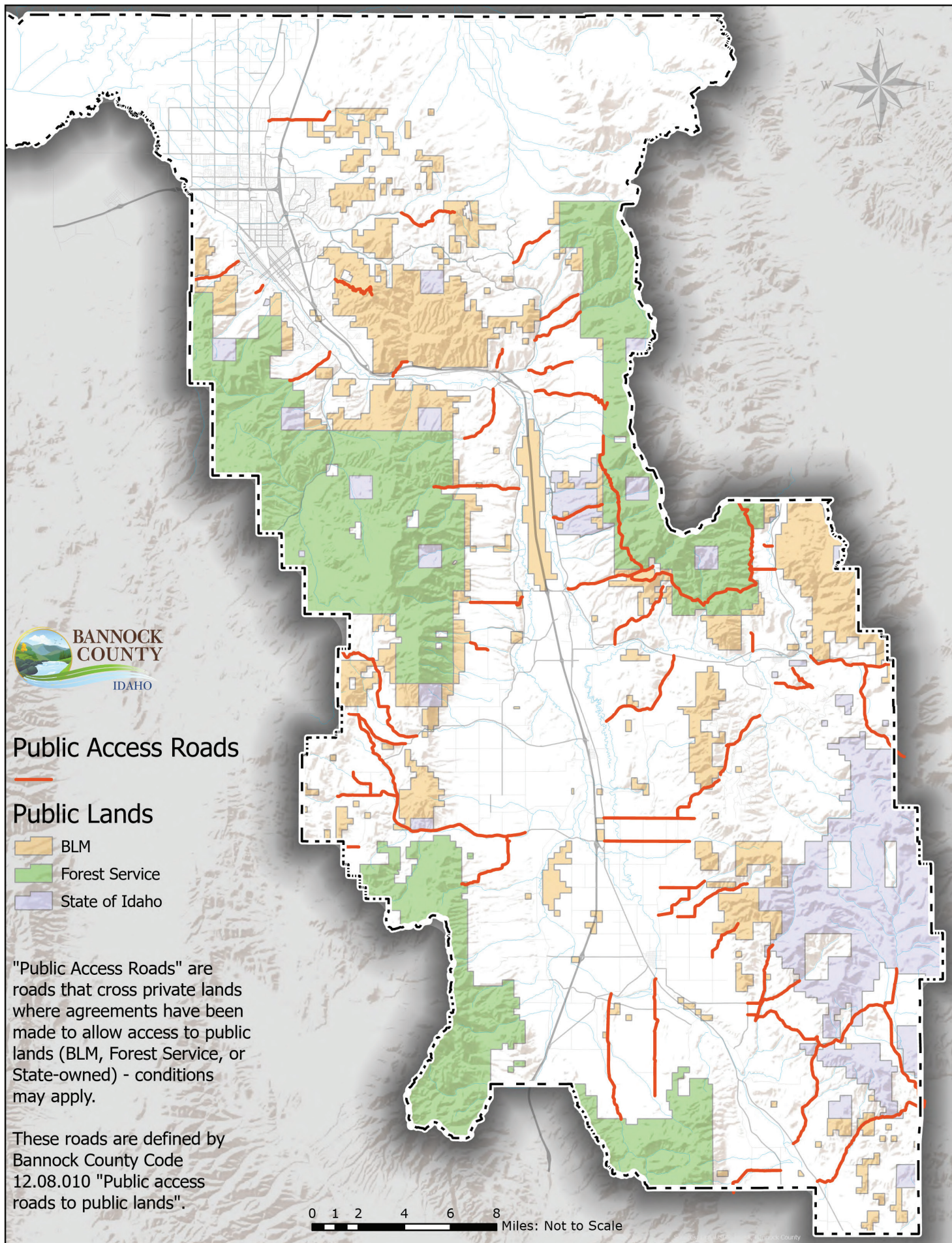
(e) Establish an application fee to cover the administrative costs of processing applications, including but not limited to reviewing application materials, holding public meetings and hearings, providing public notice, recording applicable documents, and updating county land use maps, provided that such fee shall not exceed the actual costs of processing the application.

(2) No later than January 1, 2025, each board of county commissioners shall establish by resolution or ordinance an agricultural protection area commission pursuant to section 67-9705, Idaho Code.

(3) Agricultural protection areas shall be designated on future land use planning maps to serve as a voluntary and expeditious tool for working landowners while also informing planners, commissions, county officials, and citizens at large on how to proactively plan for agriculture.

(4) The designations of specific parcels of land as agricultural protection areas shall not impact other parcels of land not designated as agricultural protection areas.

7 - PUBLIC ACCESS ROADS MAP



In the Matter of ADOPTING THE)
2025 COMPREHENSIVE PLAN)
AND FUTURE LAND USE MAP)

R.S. No. 2025-27
April 1, 2025

RESOLUTION

WHEREAS, the Bannock County Planning and Development Staff and Council have conducted a comprehensive planning process as set forth in Idaho Code §§67-6508 and 6509 for the purpose of revising the Bannock County Comprehensive Plan and Future Land Use Map, and has recommended that a new Comprehensive Plan and Future Land Use Map be adopted for Bannock County; and

WHEREAS, after many months of listening to the community, with public open houses, map-based input, an online survey, written comments, talking with residents at community events and meetings, sending mailers to rural county residents, social media advertisements, email campaigns, and a pop-up window on the county website, a plan was drafted; and

WHEREAS, properly noticed public hearings were held, pursuant to Idaho Code §67-6509, before the Planning Council and before the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED, upon the recommendation of the Planning Council, that the 2025 Comprehensive Plan and Future Land Use Map is hereby adopted, a copy of which is attached hereto, and that the 2021 Comprehensive Plan with all amendments, is repealed.

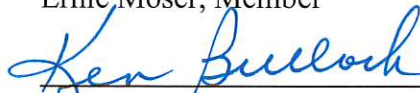
BANNOCK COUNTY COMMISSIONERS



Jeff Hough, Chair



Ernie Moser, Member



Ken Bullock, Member

Attest:



Jason C. Dixon, Clerk