

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER

REZONE – JEREMY MANSKA
MEETING DATE: MAY 21, 2025

FILE#: RZO-25-1

LOCATION: RPR3853006700, 14788 W. Chubbuck Road, Chubbuck, ID 83202

APPLICANT:
Jeremy Manska
1655 N. 2nd Avenue
Pocatello, ID 83201

OWNER:
G3B, LLC
14723 W. Chubbuck Road
Chubbuck, ID 83202

REQUEST & BACKGROUND: The applicant, Jeremy Manska, requests to rezone approximately 4.14 acres from Residential Suburban to Light Industrial.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Residential Suburban

PROPERTY SIZE: ~ 4.14 acres

EXISTING STRUCTURES: Accessory structure located on parcel RPR3853006700

REQUIRED FINDINGS FOR GRANTING A REZONE, §520:

1. The uses allowed in the proposed district **would** be compatible with surrounding uses.
Most surrounding uses are already in the light industrial zone and are being used as such.
2. The proposed zoning district **would not** adversely affect the surrounding neighborhood's stability and property values.
Most surrounding uses are already in the light industrial zone and are being used as such. Based on the current surrounding uses, it will not adversely affect stability or property values because they are all established uses.

3. The applicant has shown that there **is** a need for the proposed zoning district in the County or at the proposed location.
An existing truss manufacturer needs a place to house their business and there are very few areas to establish this use in the county. The future land use map shows this area as light industrial. There aren't many areas zoned as light industrial in the county and there is a need for these uses in the county.
4. 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.
The cost is likely minimal. Sewer, water, power and gas are already existing at this site. There are already public services established in this area and the benefit of this business to the community economic tax base.
5. Adequate public services, utilities, and facilities **would** be available to serve the changed land use.
Adequate public services area already established in this area.
6. The proposed zoning district **would not** allow uses that would be detrimental to the environment of the immediate neighborhood.
This is based on written testimony read into the record and the fact that light industrial uses are already established in the area.
7. The requested change **would** be in accordance with the goals and policies of the County Comprehensive Plan.
The Future Land Use Map designates this area as Light Industrial.
Goal 3.2: A strong and diverse economy.
Strategy 3.2.1: Appropriately zone locations within the county to allow for a variety of residential, agricultural, commercial, and industrial uses.
Strategy 3.2.2: Continue to support Bannock Development Corp. and other economic drivers and their efforts.
Strategy 3.2.3: - Support the development of economic incentives for business expansion and growth

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Jeremy Manska to rezone approximately 4.14 acres from Residential Suburban to Light Industrial, the Council recommends **approval** to the Board of County Commissioners.

Motion by Krystal Madsen, 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 Absent
Councilperson Ward	Voted Yes

Motion carried by a 4 to 0 vote.

Dated this 21st day of May, 2025.



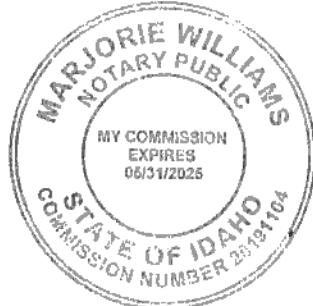
Signed by (Chairperson) (Vice chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this 21st day of May, in the year of 2025, before me Marjorie Williams, a notary public, personally appeared Stewart Ward as chair on behalf of the Bannock County Planning and Development Council, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

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Marjorie Williams
Notary Public
My Commission Expires on 5/31 20 25