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## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### FUTURE LAND USE MAP AMENDMENT – KIRK JACKSON MEETING DATE: JANUARY 21, 2026

**FILE #:** FLUM-25-2

**LOCATION:** RPR4433012501 and is currently addressed as 6598 E. Brush Creek Road, Downey, ID 83234 and RPR4433025408, currently unaddressed

**APPLICANT/OWNER:**

Kirk Jackson  
6598 E. Brush Creek Road  
Downey, ID 83234

**REQUEST & BACKGROUND:** Kirk Jackson proposes the redesignation of approximately 62.41 acres of land from Agricultural to Residential Rural on the Future Land Use Map.

#### FINDINGS:

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

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

FUTURE LAND USE PLAN: Residential Rural

PROPERTY SIZE: ~ 62.41 acres

EXISTING STRUCTURES: Residential dwelling and accessory structures located on parcel RPR4433012501. No structures on parcel RPR4433025408.

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

1. The existing 2040 Comprehensive Plan and/or any related element thereof **is** in need of the proposed Plan Amendment.  
It borders existing residential rural zone and provides continuity with the surrounding residential properties. The Comprehensive Plan is a guiding document and the lines are not absolute.
2. The proposed Plan Amendment **will not** have major negative impacts on transportation, services, and facilities.  
Parcels are located and accessible by existing roadways.

3. Strict adherence to the 2040 Comprehensive Plan **would** result in a situation neither intended nor in keeping with other key elements and policies of the Plan.  
It would slow the growth in Bannock County and would restrict property owners from doing what they would like with their property.
  
4. The proposed Plan Amendment **will** promote the public welfare and will be consistent with the goals and policies of the 2040 Comprehensive Plan and the elements thereof.  
Goal 2.1 A rural atmosphere that provides opportunity for those seeking an agricultural lifestyle.  
Goal 2.2 Development that fosters economic growth while maintaining the rural character of the county.  
Strategy 2.2.4 Allow rural developments to offer a mix of lot sizes to support people with diverse incomes, uses, and needs.  
Goal 3.3 A rural atmosphere with a variety of house and commercial development opportunities.

#### ORDER: CONCLUSION AND DECISION

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

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

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#### 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 21st day of January, 2026.



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Signed by (Chairperson) (Vice chair)

## ACKNOWLEDGEMENT CERTIFICATE

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

On this 21<sup>st</sup> day of January, in the year of 2026, before me  
Tristan Bourquin, a notary public, personally appeared  
Stewart Ward as chair/vice-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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Tristan Bourquin  
Notary Public  
My Commission Expires on 5.27.2031