

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER

REZONE – KIRK JACKSON
MEETING DATE: JANUARY 21, 2026

FILE #: RZO-25-4
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 Zoning Map.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

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.

REQUIRED FINDINGS FOR GRANTING A REZONE, §520:

1. The uses allowed in the proposed district **would** be compatible with surrounding uses.
The property is adjacent to other residential rural property to the west.
2. The proposed zoning district **would not** adversely affect the surrounding neighborhood's stability and property values.
Residential rural offers the potential for an increase in the tax base and could increase property values compared to agricultural land.

3. The applicant has shown that there **is** a need for the proposed zoning district in the County or at the proposed location.
The proposal is needed to help facilities Comprehensive Plan: Strategy 2.2.4 Allow rural developments to offer a mix of lot sizes to support people with diverse incomes, uses, and needs. Strategy 3.2.1 Appropriately zone locations within the county to allow for a variety of residential, agricultural, commercial, and industrial uses.
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 roads, access, and utilities are already located in the proposed area. The proposal would provide the potential for an increase in the tax base.
5. Adequate public services, utilities, and facilities **would** be available to serve the changed land use.
The roads, access, and utilities are already located in the proposed area.
6. The proposed zoning district **would not** allow uses that would be detrimental to the environment of the immediate neighborhood.
The area to the west is already designated as residential rural and this proposal would be aligned with surrounding uses.
7. The requested change **would** be in accordance with the goals and policies of the County Comprehensive Plan.

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.

Strategy 3.2.1 Appropriately zone locations within the county to allow for a variety of residential, agricultural, commercial, and industrial uses.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Kirk Jackson to rezone approximately 62.41 acres of land from Agricultural to Residential Rural, the Council recommends **approval** to the Board of County Commissioners.

Motion by Chad Selleneit, seconded by Krystal Madsen 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 21st day of January, 2026.

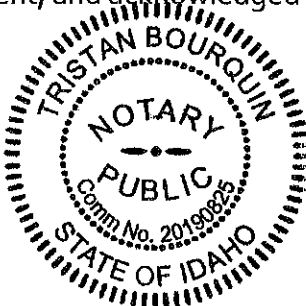

Signed by (Chairperson) (Vice chair)

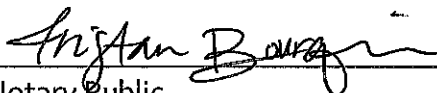
ACKNOWLEDGEMENT CERTIFICATE

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

On this 21st 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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Notary Public
My Commission Expires on 5.27 2031