

## 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**

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#### **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.

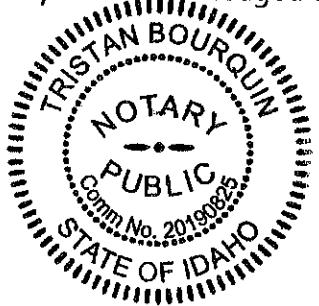
  
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Signed by (Chairperson) (Vice chair)

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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Notary Public  
My Commission Expires on 5.27.2031