

BANNOCK COUNTY PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT THE BANNOCK COUNTY BOARD OF COMMISSIONERS will conduct public hearings on Tuesday, March 10, 2026, at 10:00 a.m. and 10:10 a.m. in the Bannock County Courthouse, Room 212, Pocatello, Idaho.

TOPIC OF THE MEETING:

1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT: Kirk Jackson proposes the re-designation of approximately 62.41 acres of land from Agricultural to Residential Rural on the Future Land Use Map. The subject properties are located in Sections 14 and 23 of Township 11 South, Range 37 East of the B.M., and are identified as parcels RPR4433012501 and RPR4433025408. At the hearing, Council shall evaluate the proposed use against criteria established in Chapter 6 of the Bannock County Comprehensive Plan.
2. ZONING ORDINANCE MAP AMENDMENT/REZONE: Kirk Jackson proposes the re-designation of approximately 62.41 acres of land from Agricultural to Residential Rural on the Zoning Map. The subject properties are located in Sections 14 and 23 of Township 11 South, Range 37 East of the B.M., and are identified as parcels RPR4433012501 and RPR4433025408. At the hearing, Council shall evaluate the proposed use against criteria established in §520 of the Zoning Ordinance.

Planning and Development Council recommends approval of both applications.

Oral and/or written testimony concerning this issue will be taken at the public hearing. Written testimony may be submitted to Bannock County Commissioners, 624 East Center, Room 101, Pocatello, ID 83201, or via email at: commission@bannockcounty.gov prior to the meeting.

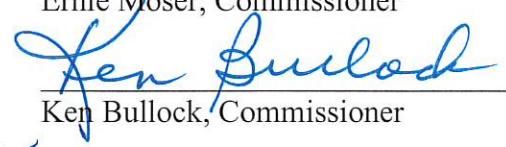
The application and recommendation of Planning Council are available at www.bannockcounty.gov or can be requested through the email above.

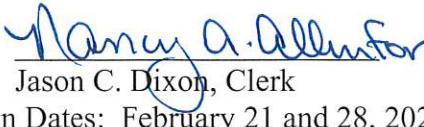
If any person requires special assistance or accommodation to participate in this hearing, please call (208) 236-7210 to make the necessary arrangements prior to the public hearing.

BOARD OF BANNOCK COUNTY COMMISSIONERS


Jeff Hough, Chair


Ernie Moser, Commissioner


Ken Bullock, Commissioner

ATTEST: 

Jason C. Dixon, Clerk

Publication Dates: February 21 and 28, 2026

Rezone Application**RZO-25-4**

Submitted On: Nov 5, 2025

Applicant Kirk Jackson**Project Information****Current Use of Property**

bare land

Surrounding Land Use

bare land , some farm, few homes

Parcels Proposed for Rezone**Parcel Number**

RPR4433025408, RPR4433012501,

Current Zoning

Agricultural

Proposed Zoning

Residential Rural

Section

14

Property Owner

Kirk Jackson

Township

11 S

Acres

63

Range

47 East

I have authorization to include this parcel for rezoning.

true

Narrative Standards

Please address how the proposed rezone meets the following requirements:

A. The uses allowed in the proposed district would be compatible with surrounding uses.

The area around our 63 acres is an area that is compatible and desireable for use as Rural Residential zoning. Homes in this area are within 3 miles of the small town of Downey but would not detract from the quiet life that folks want when they build homes in the country. These lots are suitable for single family dwellings with just enough land to garden or keep small farm animals such as chickens.

B. The proposed zoning district would not adversely affect the surrounding neighborhood's stability and property values.

A change of zoning from agriculture to rural residential would actually increase property values. In the last 5 years 3 new homes have been constructed on Dewey Lane in Downey Idaho about 2 miles from our proposed property. The homes are well maintained, stick frame, beautiful homes.

C. The applicant has shown that there is a need for the proposed zoning district in the County or at the proposed location.

This 63 total acre property now zoned agriculture is not productive farm land because it is dry farm and moisture and rain are sparce in Downey, Idaho. Rezoning would also help curtail noxious weeds.

D. 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.

I do not believe there would be any public cost difference if rezoned.

E. Adequate public services, utilities, and facilities would be available to serve the changed land use.

Public services are already provided such as snow plowing this road along Brush Creek. Rocky Mountain Power company is on board in providing power for small and new residences. Minimal effect on fire services.

F. The proposed zoning district would not allow uses that would be detrimental to the environment of the immediate neighborhood.

This zoning is optimal for this area to keep it quiet and beautiful.

G. The requested change would be in accordance with the goals and policies of the County Comprehensive Plan.

This zoning is in accordance with the standards of the "Our Future" comprehensive plan.

Acknowledgement

Electronic Signature [Typed Name of Applicant]

Debbie Jackson

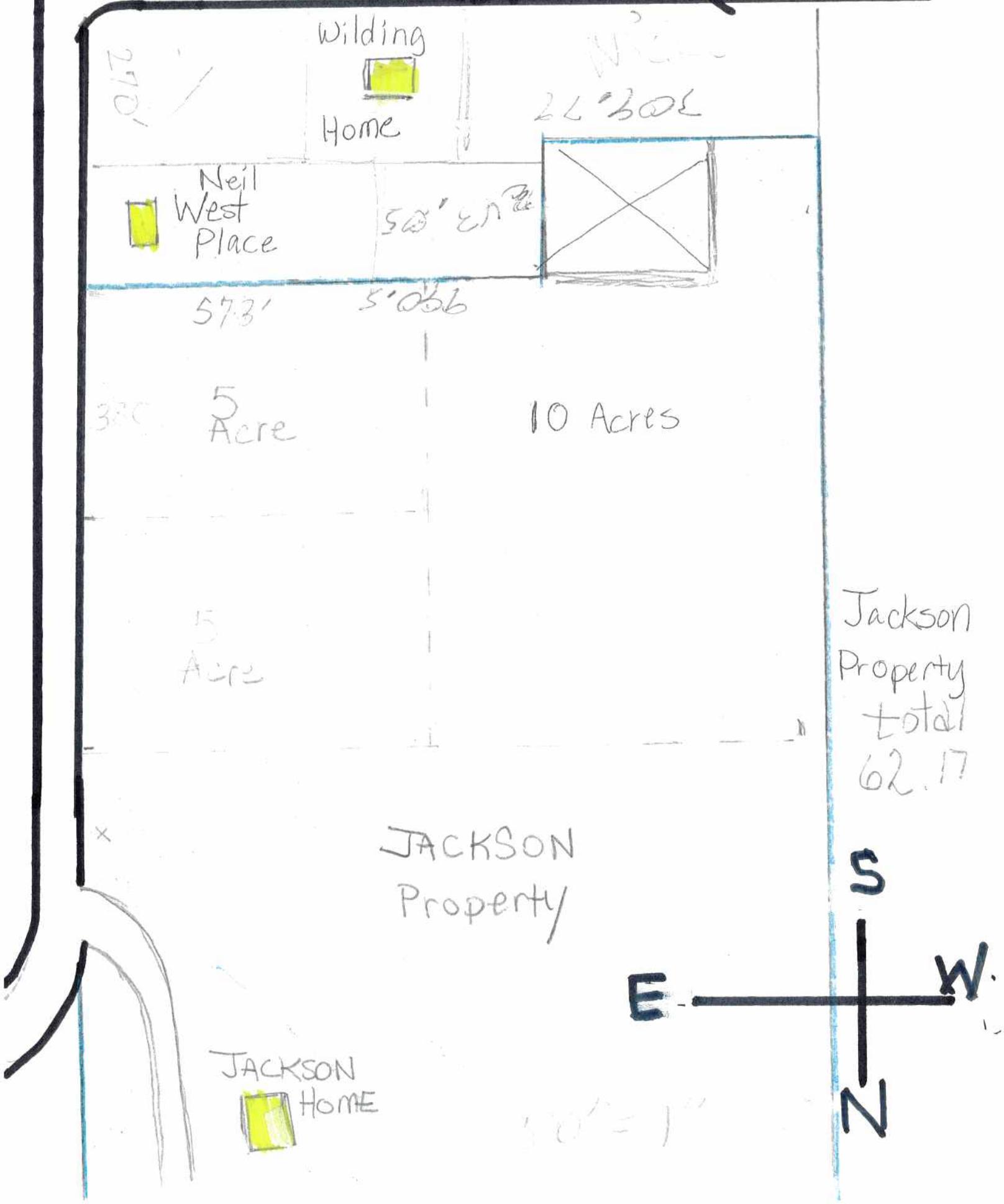
I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

Date

11/04/2025

Brush Creek



1804 2
2550 1
2



PLANNING AND DEVELOPMENT SERVICES

5500 S 5th Ave | Pocatello, Idaho 83204 | 208.236.7230 | www.bannockcounty.gov

REZONE PUBLIC HEARING: JANUARY 21, 2026 STAFF REPORT

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.

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.

SURROUNDING LAND USES AND ZONING:

NORTH: Primarily bare ground within the Agricultural zoning district.

EAST: Primarily bare ground and residential uses within the Agricultural zoning district.

SOUTH: Primarily bare ground and residential uses within the Agricultural zoning district.

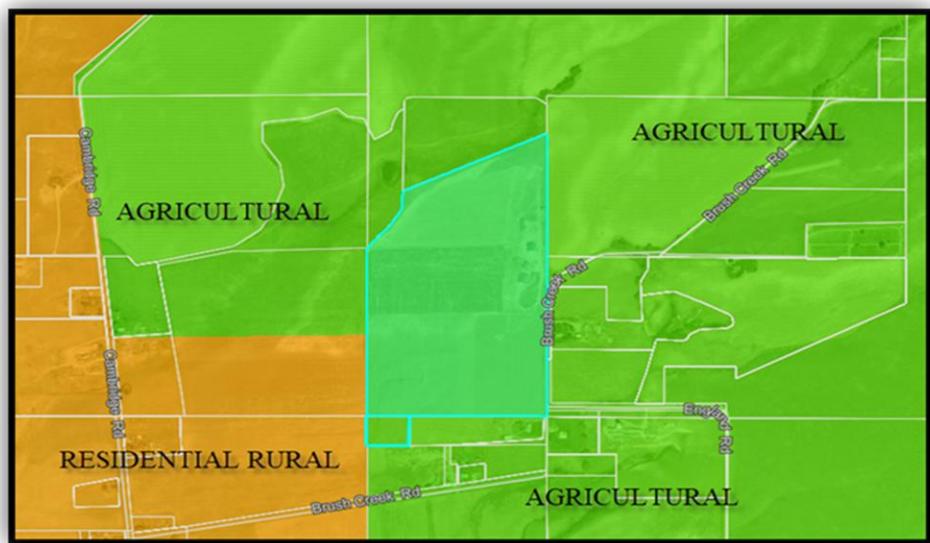
WEST: Primarily bare ground and residential uses within the Residential Rural zoning district.

APPLICABLE LAWS AND PLANS:

1. Idaho Code §67-6509, Recommendation and Adoption, Amendment, and Repeal of the Plan.
2. Bannock County Comprehensive Plan, 2025-27
3. Bannock County Zoning Ordinance, 1998-1, specifically:
 - a. §520 REZONING
 - b. §310 AGRICULTURAL DISTRICT
 - c. §320 RESIDENTIAL RURAL DISTRICT



SITE MAP



ZONING MAP

STANDARDS FOR GRANTING A REZONE (ZONING ORDINANCE §520.4)

The Planning and Development Council may grant a rezone if it makes affirmative findings of fact on each of the following standards:

- A. The uses allowed in the proposed district would be compatible with surrounding uses.**

Staff Findings

The subject property is currently used for agricultural purposes. Adjacent parcels to the south and west are designated and used as Residential Rural. The applicant indicates that the surrounding area is compatible and suitable for Residential Rural development, with lot sizes appropriate for single-family dwellings and small farm animals. Based on existing surrounding uses, the proposed rezone appears compatible. Council should consider whether the proposed use would adversely impact neighboring properties more than uses already permitted within the district.

- B. The proposed zoning district would not adversely affect the surrounding neighborhood's stability and property values.**

Staff Findings

The applicant states that rezoning from Agricultural to Residential Rural may increase property values. Within the past five years, three well-maintained, stick-built homes have been constructed on Dewey Lane in Downey, approximately two miles from the subject property. The proposed zoning is consistent with surrounding residential uses and associated property values. Council should evaluate whether the proposed rezone could adversely affect neighboring properties or property values.

- C. The applicant has shown that there is a need for the proposed zoning district in the County or at the proposed location.**

Staff Findings

The applicant states that the 63-acre property is currently zoned Agricultural but is not productive farmland due to dry-farm conditions and limited moisture in the Downey area. The applicant also notes that rezoning could support better management of noxious weeds. Council should review the applicant's information to determine whether a need exists for the proposed zoning change at this location.

- D. 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.**

Staff Findings

The applicant states that the proposed rezone would not create additional public costs. Council should evaluate whether the change in land use would result in any adverse impacts and whether public costs, if any, would be justified by the public benefit.

E. Adequate public services, utilities, and facilities would be available to serve the changed land use.

Staff Findings

The applicant states that existing public services, such as snow removal along Brush Creek Road are already in place and would not require modification. Rocky Mountain Power is able to provide electrical service to new residences, and the proposed change is expected to have minimal impact on fire services. Council should determine whether public services, utilities, and facilities are adequate to support the proposed land use.

F. The proposed zoning district would not allow uses that would be detrimental to the environment of the immediate neighborhood.

Staff Findings

The applicant states that the proposed zoning would be consistent with surrounding uses and help maintain the quiet, rural character of the area. Based on existing conditions and compatible neighboring uses, staff does not anticipate that the rezone would be detrimental to the environment of the immediate neighborhood. Council should determine whether the proposed zoning district would be detrimental to the environment of the immediate neighborhood.

G. The requested change would be in accordance with the goals and strategies of the County Comprehensive Plan.

Staff Findings

Staff has identified the following applicable goals and strategies (others may be identified by the Council).

The Bannock County 2040 Comprehensive Plan states:

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

Strategy 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.

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.

IDAHO CODE REGARDING REZONING

IC 67-6511(a): Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission which shall evaluate the request to determine the extent and nature of the amendment requested. Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction. An amendment of a zoning ordinance applicable to an owner's lands or approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.

(b) After considering the comprehensive plan and other evidence gathered through the public hearing process, the zoning or planning and zoning commission may recommend and the governing board may adopt or reject an ordinance amendment pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code, provided that in the case of a zoning district boundary change, and notwithstanding jurisdictional boundaries, additional notice shall be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change as determined by the commission. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. When notice is required to two hundred (200) or more property owners or purchasers of record, alternate forms of procedures which would provide adequate notice may be provided by local ordinance in lieu of posted or mailed notice. In the absence of a locally adopted alternative notice procedure, sufficient notice shall be deemed to have been provided if the city or county provides notice through a display advertisement at least four (4) inches by two (2) columns in size in the official newspaper of the city or county at least fifteen (15) days prior to the hearing date, in addition to site posting on all external boundaries of the site. Any property owner entitled to specific notice pursuant to the provisions of this subsection shall have a right to participate in public hearings before a planning commission, planning and zoning commission or governing board subject to applicable procedures.

(c) The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision

providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.

(d) If a governing board adopts a zoning classification pursuant to a request by a property owner based upon a valid, existing comprehensive plan and zoning ordinance, the governing board shall not subsequently reverse its action or otherwise change the zoning classification of said property without the consent in writing of the current property owner for a period of four (4) years from the date the governing board adopted said individual property owner's request for a zoning classification change. If the governing body does reverse its action or otherwise change the zoning classification of said property during the above four (4) year period without the current property owner's consent in writing, the current property owner shall have standing in a court of competent jurisdiction to enforce the provisions of this section. Upon the granting of a Conditional Use Permit, conditions may be attached to a permit including, but not limited to, those:

AGENCY COMMENTS:

None received at the time of this report.

PUBLIC COMMENTS:

None received at the time of this report.

REPORT BY:

Annie Hughes Williams, Zoning Planner
annieh@bannockcounty.gov
208.236.7230

REPORTED DATE: January _____, 2026

**Staff comments in this report are based solely upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

EXHIBITS:

1. Application and Sketch Plan
2. Applicable Laws (on file with Staff)
3. Evidence of Notices (on file with Staff)
4. Agency/Public Comments (if any)



BANNOCK
COUNTY

IDAHO

PLANNING AND DEVELOPMENT SERVICES

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PLANNING & DEVELOPMENT COUNCIL PUBLIC HEARING SIGN-UP SHEET

#GN

If you plan to testify, or submit written comments,
you must fill out this form.

Please note: Everyone shall exhibit respectful behavior. There shall be no booing, hissing, or cheering. Please show respect for all opinions or comments given. Anyone deemed unruly will be escorted out of the building.

Date: Jan 21 26

Agenda Item Number or Name of Applicant: Jackson

PLEASE PRINT LEGIBLY

Name: Steve Criddle

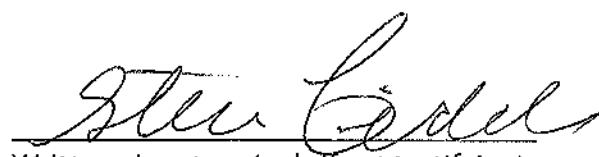
Address (city and state): Downey ID

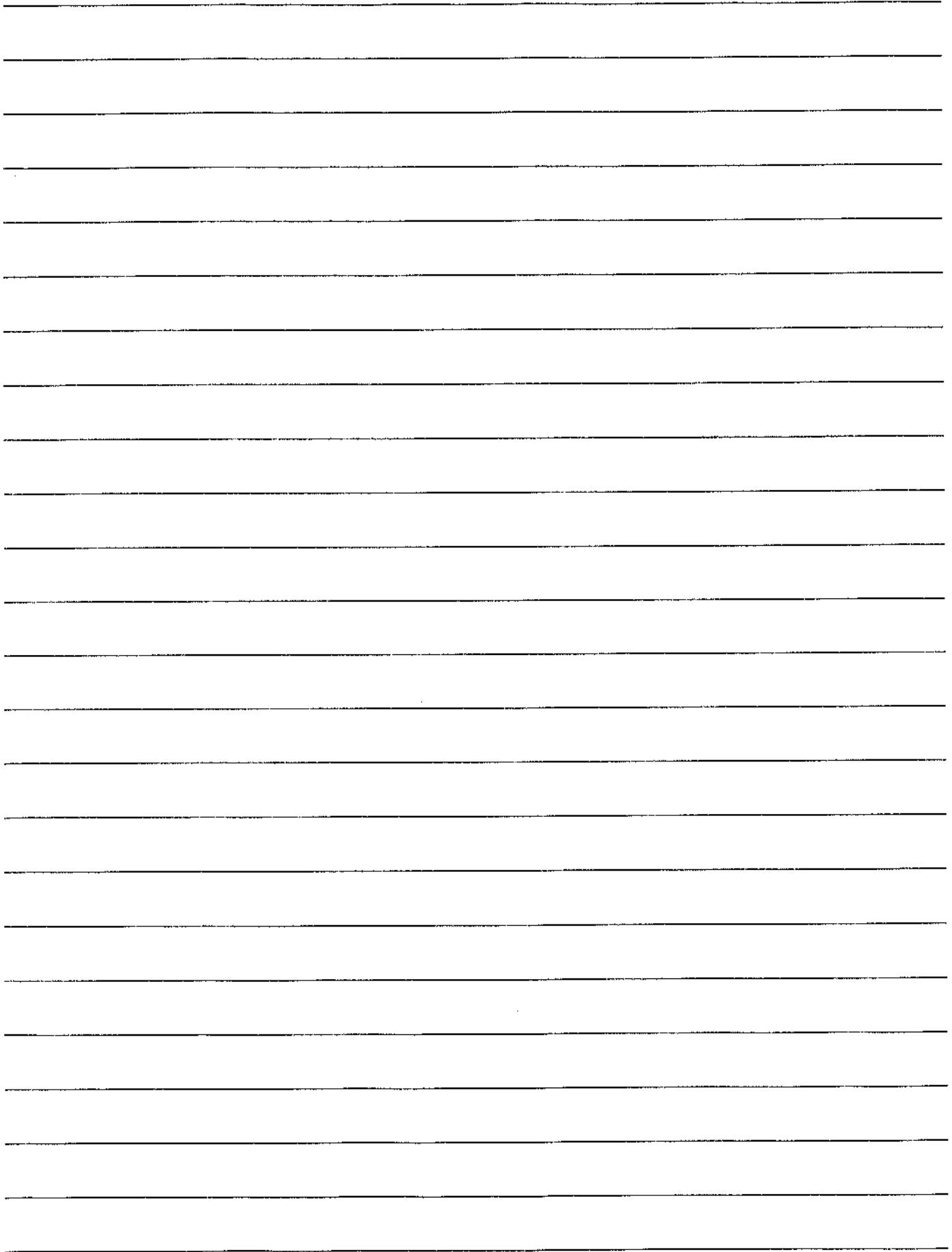
Choose one:

Support the application Neutral Oppose the application

Do you wish to testify? Yes No

If you do not wish to testify orally, please leave your comments below. They will be read into the record – as long as they are written legibly and respectfully, signed below and do not exceed the space allotted.


Written signature (only if not testifying)





PLANNING AND DEVELOPMENT SERVICES

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PLANNING & DEVELOPMENT COUNCIL #5Y PUBLIC HEARING SIGN-UP SHEET

If you plan to testify, or submit written comments,
you must fill out this form.

Please note: Everyone shall exhibit respectful behavior. There shall be no booing, hissing, or cheering. Please show respect for all opinions or comments given. Anyone deemed unruly will be escorted out of the building.

Date: 1-21-26

Agenda Item Number or Name of Applicant: Kirk and Debbie Jackson

PLEASE PRINT LEGIBLY

Name: Debbie Jackson

Address (city and state): 12598 E Brush Creek
Downey ID 83234

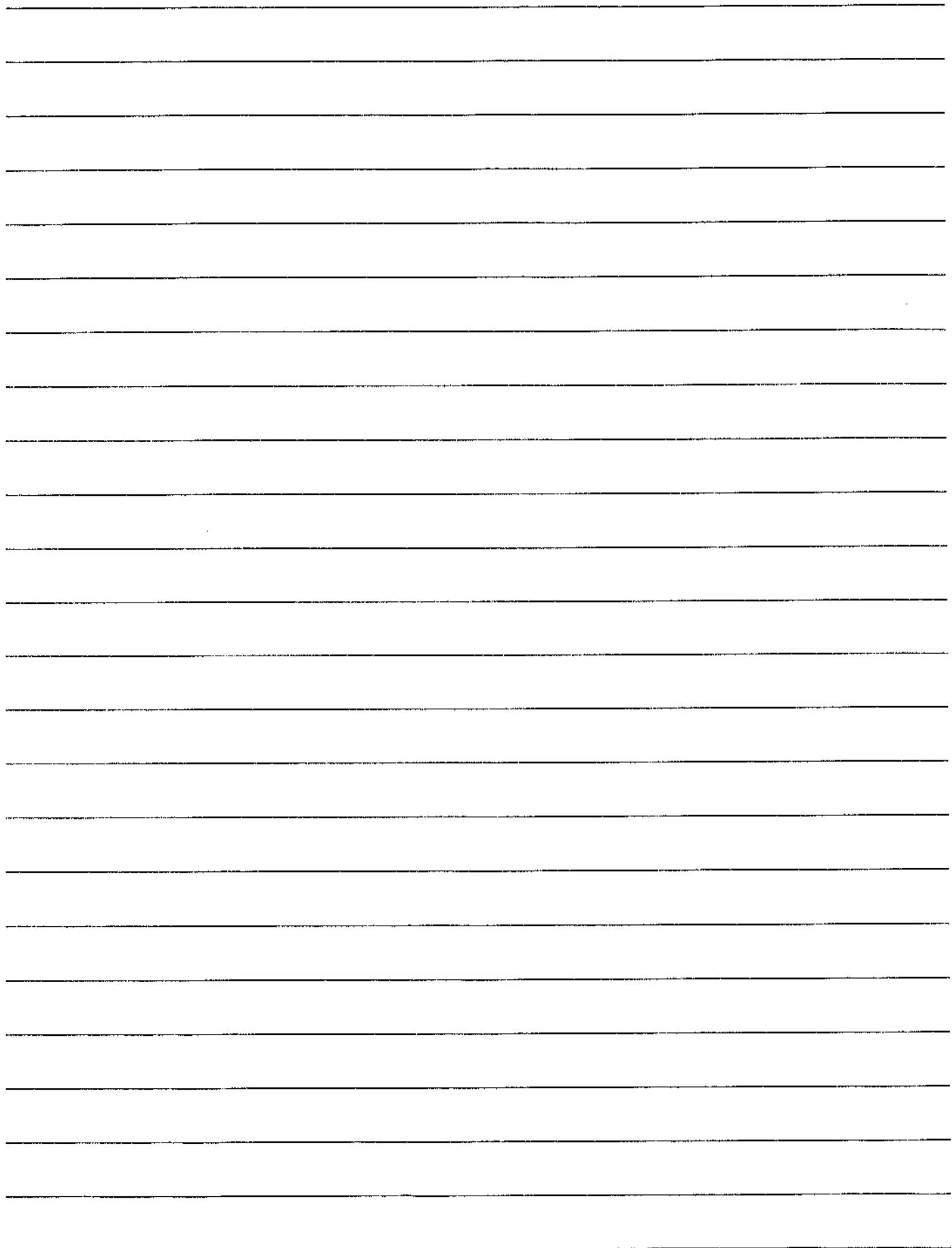
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Do you wish to testify? Yes No

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Written signature (only if not testifying)



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.



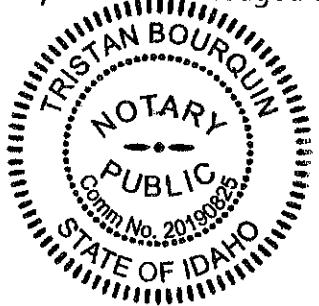
Signed by (Chairperson) (Vice chair)

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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Tristan Bourquin
Notary Public
My Commission Expires on 5.27.2031