Future Land Use Map Change Application

Applicant

Dallen Atkins

FLUM-26-3

Submitted On: Aug 18, 2026

Project Information

Current Use of Property

Agriculture Zoned

Surrounding Land Use

Agriculture and Recreational Zoned

Parcels Proposed for Map Change

Parcel Number

RPR4225006403

Current Designation

Agricultural

Proposed Designation

Recreation

Section

19

Property Owner

Dallen S. Atkins

Township

9 South

Acres

3.08

Range

37 East

I have authorization to include the parcel(s) above for the map change.

true

Narrative Standards

Please address how the proposed Future Land Use Map re-designation meets the following requirements:

1. The existing 2040 Comprehensive Plan and/or any related element thereof is in need of the proposed Plan amendment.

The existing Agricultural Future Land Use designation does not accurately reflect the subject property's size, existing development, surrounding zoning pattern, or reasonable long-term use.

The subject property consists of approximately 3.08 acres and is already developed with a principal residence, driveway, domestic well, electrical service, and related residential improvements. Because of its limited acreage and existing development, the property does not function as a viable commercial agricultural parcel and redesignating this individual property would not materially reduce the amount of productive agricultural land in the area.

Importantly, the property is located directly along an existing transition between Agricultural and Recreational zoning and is contiguous with property already designated and/or zoned for Recreation. The proposed Recreation designation would therefore extend an existing land-use pattern rather than introduce an isolated or incompatible zoning designation into an otherwise uniform Agricultural area.

The requested amendment recognizes the unique location of the parcel between existing Agricultural and Recreational land and would establish a logical transition between those established uses. The property would continue to maintain a low-density, rural character, and future development would remain subject to all applicable zoning, subdivision, access, water, wastewater, building, and environmental requirements.

For these reasons, the Recreation designation more accurately reflects the property's size, existing use, surrounding zoning pattern, and reasonable future use than the existing Agricultural designation.

2. The proposed Plan Amendment will have no major negative impacts on transportation, services, and facilities.

The proposed Future Land Use Map amendment is not anticipated to create major negative impacts on transportation, public services, or public facilities.

The property is already developed with a single-family residence and has established access from East Price Road Extension. The proposed change would not require the construction of a new County arterial or collector road, nor is the applicant proposing a large subdivision, campground, RV park, hotel, event venue, commercial recreational attraction, or other high-traffic development as part of this request.

The applicants anticipate maintaining the existing residence and may ultimately divide the property into two low-density residential parcels, subject to separate County approval. A future second parcel may contain a single-family barndominium residence with an attached private shop or garage for an immediate family member. One accessory family dwelling may also be considered on the existing residential parcel in the future, if permitted and approved under the regulations in effect at that time.

These anticipated uses would create substantially less traffic and demand on public infrastructure than many more intensive uses that could otherwise be proposed. Existing access can continue to serve the property, with any future shared driveway or additional access improvements subject to County review.

Electrical service is already available in the area. Any additional residence would obtain approved electrical service and an independently approved wastewater system. Domestic water would be provided through either an approved shared-well arrangement or another approved water source. The applicants are not requesting publicly financed water or sewer extensions.

All future development will remain subject to County access standards, fire and emergency-service requirements, Health District approval, building permits, site-plan review, and any other applicable development requirements.

Accordingly, the proposed Plan Amendment can be accommodated using existing infrastructure and private improvements without creating major negative impacts or excessive public costs.

3. Strict adherence to the 2040 Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and strategies of the Plan.

Strict adherence to the existing Agricultural designation would result in a small, already-developed residential parcel remaining classified for long-term agricultural use despite its limited acreage, existing improvements, and direct adjacency to Recreationally zoned land.

The subject property contains approximately 3.08 acres and does not represent a large or meaningful block of productive agricultural land. Maintaining the Agricultural designation on this individual parcel would provide little practical benefit toward preserving viable commercial agriculture while failing to recognize the established zoning and land-use transition that already exists immediately adjacent to the property.

The requested Recreation designation would not extend development into a large undeveloped Agricultural area or create an isolated Recreation district. Instead, it would extend an existing contiguous Recreation designation to a small parcel located at the boundary between Agricultural and Recreational uses.

The proposal would continue to preserve the rural character of the property. The applicants are not proposing intensive commercial development and anticipate only low-density family residential improvements that can coexist with the surrounding Agricultural and Recreational uses.

The Comprehensive Plan is intended to guide orderly and compatible land-use decisions based upon the characteristics of an area. In this instance, rigidly retaining the Agricultural designation would not accurately reflect the parcel's existing use, limited agricultural utility, small acreage, or relationship to the adjoining Recreation district.

The requested amendment therefore represents a logical adjustment to the Future Land Use Map rather than a departure from the overall intent of the Comprehensive Plan.

4. The proposed Plan Amendment will promote the public welfare and will be consistent with the goals and strategies of the 2040 Comprehensive Plan and the elements thereof.

The proposed amendment promotes the public welfare by establishing a logical and compatible land-use pattern while maintaining the rural character of the surrounding area.

The subject property is situated directly between established Agricultural and Recreational zoning. Redesignating this approximately 3.08-acre property to Recreation would extend an existing contiguous land-use designation rather than creating an isolated zone or introducing a substantially different land-use pattern into the area.

The amendment would also promote orderly development by concentrating future improvements on property that is already residentially developed and already has established road access, electrical service, a domestic water source, and other improvements. Future development would remain low density and would be required to meet all applicable County standards for access, water, wastewater, utilities, setbacks, fire protection, environmental protection, and building construction.

The applicants intend to maintain the rural character of the property. No campground, RV park, hotel, restaurant, event venue, or intensive commercial recreational development is proposed as part of this request. Anticipated future development consists primarily of low-density family residential use and associated private accessory structures.

The proposed designation is also compatible with the adjoining Agricultural properties because it does not prevent or restrict continued agricultural use of neighboring land. The relatively small size of the subject parcel, its existing residential development, and its location directly adjacent to Recreation zoning make it an appropriate transition property between the two districts.

The requested amendment therefore promotes compatible land-use planning, allows reasonable use of an existing developed parcel, protects surrounding rural and agricultural uses, avoids unnecessary demands on public infrastructure, and creates a more logical continuation of the existing Recreational land-use pattern.

For these reasons, the proposed Recreation designation is consistent with the overall goals and strategies of the Bannock County 2040 Comprehensive Plan and promotes the health, safety, and general welfare of the surrounding community.

Acknowledgement

Electronic Signature [Typed Name of Applicant]

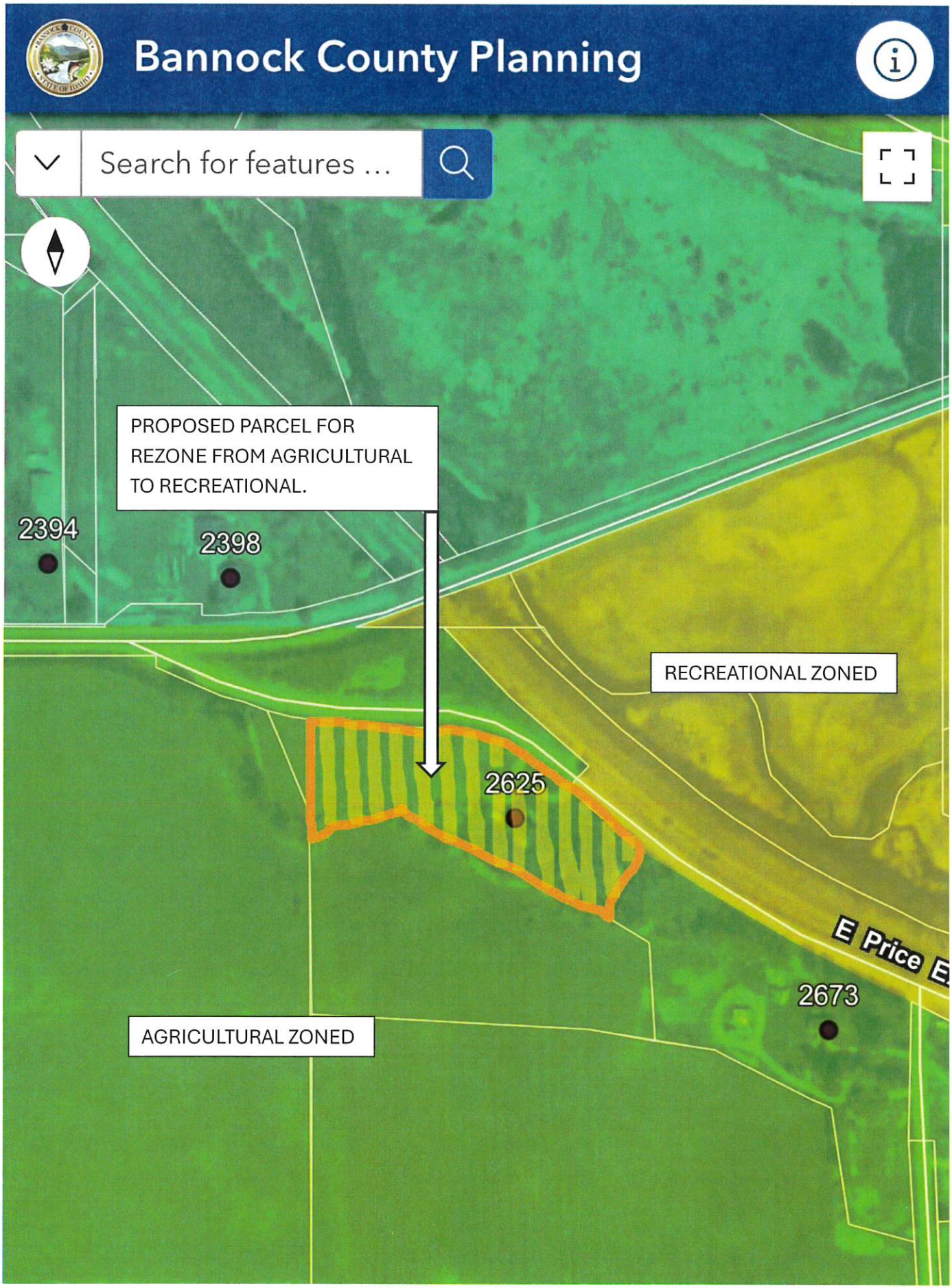
Dallen Sean Atkins

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

08/17/2026


Bannock County Planning
Search for features ...
PROPOSED PARCEL FOR REZONE FROM AGRICULTURAL TO RECREATIONAL.
2394
2398
RECREATIONAL ZONED
2625
E Price E
2673
AGRICULTURAL ZONED

PLANNING AND DEVELOPMENT SERVICES
5500 S 5th Ave | Pocatello, Idaho 83204 | 208.236.7230 | www.bannockcounty.gov

FUTURE LAND USE MAP AMENDMENT
PUBLIC HEARING: SEPTEMBER 16, 2026
STAFF REPORT

FILE #: FLUM-26-3
LOCATION: RPR4225006403 and is currently addressed as 2625 E. Price Extension, McCammon, ID 83250

APPLICANT/OWNER:
Dallen S. Atkins
2625 E. Price Extension
McCammon, ID 83250

REQUEST & BACKGROUND: Dallen Atkins proposes the re-designation of approximately 3.08 acres of land from Agricultural to Recreational on the Future Land Use Map.

RECOMMENDATION: Bannock County Planning and Development recommends the following:

- Denial, or;
- Approval

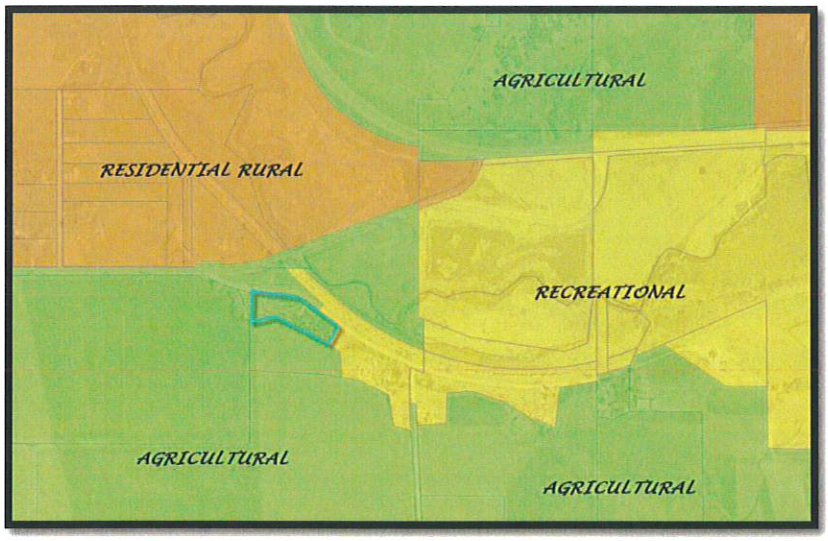
SITE CHARACTERISTICS AND FUTURE LAND USE MAP DESIGNATION:
FUTURE LAND USE PLAN: Agricultural to Recreational
PROPERTY SIZE: ~ 3.08 acres
EXISTING STRUCTURES: Residential dwelling and accessory structure
AREA OF CITY IMPACT: No

SURROUNDING LAND USES AND FUTURE LAND USE MAP:
NORTH: Bare ground and some residential; Residential Rural and Recreational
EAST: Residential and bare ground; Agricultural and Recreational
SOUTH: Bare ground; Agricultural
WEST: Bare ground and some residential; Agricultural and Residential Rural

APPLICABLE LAWS AND PLANS:

1. Idaho Code §67-6509 Local Land Use Planning, 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. §310 AGRICULTURAL DISTRICT
    b. §340 RECREATION DISTRICT

SITE MAP



FLUM MAP

STANDARDS FOR GRANTING AN AMENDMENT TO THE COMPREHENSIVE PLAN

All Plan Amendments shall be considered by the Planning and Development Council and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, boards and commissions, and evidence from public hearings, the

Planning and Development Council could then recommend in favor of the Plan Amendment (with or without further revisions) or recommend against it. Any review of a Plan Amendment by a Planning and Development Council would be followed by County Commissioners action including, if applicable, its approval of the Plan Amendment. When considering a plan amendment, the county should consider whether:

A. ***The existing 2040 Comprehensive Plan and/or any related element thereof is in need of the proposed Plan Amendment.***

Staff Findings

Applicant states that the existing Agricultural future land use designation does not accurately reflect the subject property's size, existing development, surrounding land-use pattern, or reasonable long-term use.

The subject property consists of approximately 3.08 acres and is currently developed with a principal residence, driveway, domestic well, electrical service, and other associated residential improvements. Given the property's limited acreage and existing development, it does not function as a viable commercial agricultural parcel. Redesignating this individual property is not anticipated to materially impact the availability of productive agricultural land in the surrounding area.

The subject property is also located within an existing transition area between Agricultural and Recreational zoning and is contiguous with property that is designated and/or zoned for Recreational. The proposed Recreational future land use designation would be consistent with this existing land-use pattern and would provide a logical transition between established Agricultural and Recreational uses rather than introducing an incompatible designation into an otherwise uniform agricultural area.

The proposed amendment would more accurately recognize the property's existing characteristics and its relationship to surrounding land uses while maintaining the rural, low-density character of the area. Any future development or change in use would remain subject to applicable County zoning regulations and all required subdivision, access, water, wastewater, building, and environmental standards.

Based on the property's size, existing development, location, surrounding land-use pattern, and reasonable anticipated future use, the Recreational designation would more accurately reflect the property's existing and future land-use characteristics than the current Agricultural designation. Therefore, an amendment to the 2040 Comprehensive Plan is warranted to establish a more appropriate future land use designation for the subject property.

Staff recommends that the Council evaluate the proposed amendment based on the applicable Comprehensive Plan amendment criteria, including consistency with the

Comprehensive Plan 2040, compatibility with surrounding land uses, the existing development and characteristics of the property, and whether the proposed Recreational designation represents an appropriate long-term land-use designation for the subject property.

B. *The proposed Plan Amendment will have no major negative impacts on transportation, services, and facilities.*

Staff Findings

Applicant states the proposed Future Land Use Map amendment is not anticipated to result in major negative impacts to transportation, public services, or public facilities.

The subject property is currently developed with a single-family residence and has existing access from East Price Road Extension. The proposed amendment does not include a request for a large-scale development or a use that would require the construction of a new County arterial or collector roadway or the extension of public water or sewer infrastructure.

The applicant has indicated that he intends to maintain the existing residence and may, in the future, request to divide the property into two low-density residential parcels. The applicant has also identified the potential for a single-family barn dominium with an attached private shop or garage and, if permitted under applicable regulations, an accessory family dwelling. Any such future development would require separate review and approval and is not being approved as part of this Comprehensive Plan amendment.

Existing access is anticipated to continue serving the property. Any future subdivision, shared driveway, additional access, or roadway improvements would be required to comply with applicable County access and roadway standards and would be reviewed through the appropriate development process.

Electrical service is currently available in the area. Any future residential development would be required to obtain adequate utility services and demonstrate an approved water supply and wastewater disposal system. The proposed amendment does not require publicly funded water or sewer extensions.

Future development would also remain subject to applicable County requirements, including access, fire and emergency services, Health District approval, building permits, site-plan review, and other applicable development standards. Accordingly, the proposed Plan Amendment can be accommodated using existing infrastructure and private improvements without creating major negative impacts or excessive public costs.

Staff finds that the proposed Plan Amendment appears consistent with this criterion, provided that any future development is subject to the applicable County review and approval requirements.

C. ***Strict adherence to the 2040 Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and strategies of the Plan.***

Staff Findings

Applicant states the subject property is approximately 3.08 acres and is currently developed with a single-family residence and associated residential improvements. The property is located at the boundary between Agricultural and Recreational land uses and is adjacent to property designated and/or zoned for Recreational.

Strict adherence to the existing Agricultural future land use designation would maintain an Agricultural designation on a relatively small, developed residential parcel within an area where Agricultural and Recreational land uses are already established in close proximity. While the Agricultural designation supports the County's objective of preserving agricultural land, the size, existing development, and location of the subject property are factors that may affect the practical application of that designation to this particular parcel.

The proposed Recreational designation would extend an existing land-use pattern to the subject property rather than establish an isolated Recreational designation within an otherwise uninterrupted Agricultural area. The proposed amendment would also maintain the rural and low-density character of the area and would not, by itself, authorize intensive commercial or recreational development.

The applicant has indicated that potential future development would consist primarily of low-density residential uses. Any future development, subdivision, or change in use would remain subject to the applicable zoning, access, building, water, wastewater, fire, environmental, and other County requirements in effect at the time of application.

The 2040 Comprehensive Plan is intended to provide guidance for orderly, compatible, and appropriate land-use decisions based on the characteristics of individual properties and surrounding areas. In this instance, the property's limited acreage, existing residential development, and location at the transition between Agricultural and Recreational land uses are relevant considerations in determining whether the existing future land use designation remains appropriate.

Staff finds that the proposed amendment is consistent with the overall intent of the 2040 Comprehensive Plan and that the Recreational designation provides a reasonable land-use transition consistent with the existing development pattern and surrounding land uses.

D. ***The proposed Plan Amendment will promote the public welfare and will be consistent with the goals and strategies of the 2040 Comprehensive Plan and the elements thereof.***

Staff Findings

Applicant states the proposed amendment would establish a future land use designation that is generally consistent with the existing development and land-use pattern surrounding the subject property. The approximately 3.08-acre property is currently developed with a single-family residence and is located at the transition between Agricultural and Recreational land uses.

The proposed Recreational designation would extend an existing land-use pattern to the subject property rather than create an isolated Recreational designation or introduce a substantially different use into an otherwise uniform Agricultural area. The amendment would provide a more consistent transition between the existing Agricultural and Recreational uses while maintaining the rural character of the surrounding area.

The property has existing road access and residential infrastructure. The proposed amendment itself would not require the extension of public water or sewer services or the construction of new major transportation facilities. Any future development or subdivision would be subject to applicable County requirements governing access, water supply, wastewater disposal, utilities, setbacks, fire protection, environmental considerations, and building standards.

The applicant has indicated that potential future development would remain primarily low-density residential in nature, with associated private accessory structures. No intensive commercial or recreational use is proposed as part of the Comprehensive Plan amendment. Any future change in use would require compliance with the zoning regulations and development standards in effect at the time of application.

The proposed amendment would not prevent continued agricultural activities on adjoining properties and would maintain a transition between the existing Agricultural and Recreational land uses. The property's limited acreage, existing residential development, and location adjacent to Recreation-designated and/or zoned property are relevant considerations in determining whether the proposed designation represents an appropriate land-use pattern.

The proposed Plan Amendment should not have adverse effects on the public welfare; however, the effects should be determined and discussed by the Council.

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

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.

> *Strategies 2.2.4: Allow rural developments to offer a mix of lot sizes to support people with diverse incomes, uses, and needs.*

Goal 3.2 – A strong and diverse economy.

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

Goal 3.3 – A rural atmosphere with a variety of house and commercial development opportunities.

> *Strategies 3.3.1: Manage density requirements where growth opportunities exist while considering the desire for open space.*

AGENCY COMMENTS:

- None at time of report

PUBLIC COMMENTS:

- None at time of report

REPORT BY:
Annie Hughes Williams, Zoning Planner
annieh@bannockcounty.gov
208-236-7230

REPORTED DATE: September 8, 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 FLUM Sketch Plan
2. Applicable Laws (on file with Staff)
3. Evidence of Notices (on file with Staff)
4. Agency/Public Comments (if any)

Instrument # 22611593
Bannock County, Pocatello, Idaho
09/17/2026 01:52:38 PM No. of Pages: 3
Recorded for: BANNOCK COUNTY PLANNING & DEVELOPMENT SERVICES
Jason C. Dixon Fee: $0.00
Deputy: jmodonald

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER

FUTURE LAND USE MAP AMENDMENT – DALLEN ATKINS
MEETING DATE: SEPTEMBER 16, 2026

FILE #: FLUM-26-3
LOCATION: RPR422500640З and is currently addressed as 2625 E. Price Extension, McCammon, ID 83250

APPLICANT/OWNER:
Dallen S. Atkins
2625 E. Price Extension
McCammon, ID 83250

REQUEST & BACKGROUND: Dallen Atkins proposes the re-designation of approximately 3.08 acres of land from Agricultural to Recreational on the Future Land Use Map.

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

SITE CHARACTERISTICS AND FUTURE LAND USE MAP DESIGNATION:
FUTURE LAND USE PLAN: Agricultural to Recreational
PROPERTY SIZE: ~ 3.08 acres
EXISTING STRUCTURES: Residential dwelling and accessory structure
AREA OF CITY IMPACT: No

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.

   Given the property size it does not comply with the current agricultural zone designation. The recreational zone request is in compliance with the intent of the Comprehensive Plan to provide residential and buffer zones between zones.

2. The proposed Plan Amendment **will not** have major negative impacts on transportation, services, and facilities.

As stated by the applicant because of the existing lot size, no change will occur. And as stated in the Staff Report.

3. Strict adherence to the 2040 Comprehensive Plan **would not** result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

   Strict compliance does not allow development of a residential nature in the agricultural zone, the Comprehensive Plan is intended to provide guidance for appropriate land uses of such size and surrounding land uses.

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.

   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 Dallen Atkins to amend the Future Land Use Map, the Council recommends **approval** to the Board of County Commissioners.

Motion by Sellenit, seconded by Dimick to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted **Yes**
Councilperson Madsen	Voted **Absent**
Councilperson Selleneit	Voted **Yes**
Councilperson Ulrich	Voted **Yes**
Councilperson Ward	Voted **Yes**

Motion carried by a 4 to 0 vote.

Dated this 16th day of September, 2026.

Signed by (Chairperson) (Vice chair)

ACKNOWLEDGEMENT CERTIFICATE

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

On this 16th day of September, in the year of 2026, before me Marjorie Williams, 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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MARJORIE WILLIAMS NOTARY PUBLIC Comm No. 20191104 STATE OF IDAHO

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