Rezone Application

RZO-26-3

Submitted On: Aug 18, 2026

Applicant

Dallen Atkins

Project Information

Current Use of Property

Agricultural

Surrounding Land Use

Agricultural and Recreational

Parcels Proposed for Rezone

Parcel Number

RPR4225006403

Current Zoning

Agricultural

Proposed Zoning

Recreation

Section

19

Property Owner

Dallen S. Atkins

Township

9 South

Acres

3.08

Range

37 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 proposed Recreation zoning district would be compatible with the surrounding area because the subject property directly adjoins existing Recreationally zoned land as well as Agricultural land. The requested change would therefore extend an existing Recreation zoning pattern rather than create an isolated or incompatible zoning district.

The subject property consists of approximately 3.08 acres and is already developed with a single-family residence and related residential improvements. Recreation zoning permits the uses allowed in the Residential Suburban district, along with outdoor recreational uses. This combination is compatible with the existing rural, residential, agricultural, and recreational character of the immediate area.

The applicants anticipate continued low-density residential use of the property, with the possibility of future family residential improvements and a land division subject to separate County approval. No intensive commercial recreational development is presently proposed.

In addition, the Recreation district contains specific performance standards for nonresidential development addressing traffic, landscaping, buffering, lighting, noise, dust, drainage, and impacts on adjoining residential properties. These standards provide additional protection against incompatible future development.

For these reasons, the proposed Recreation district provides a logical transition between the adjoining Agricultural and Recreation districts and is compatible with the established surrounding land-use pattern.

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

The proposed Recreation zoning is not expected to adversely affect the stability or property values of the surrounding neighborhood. The requested zoning already exists immediately adjacent to the subject property, so the change would extend an established zoning pattern rather than introduce a substantially different district into the area.

The property will remain subject to applicable setback, site-plan, access, building, wastewater, drainage, and development requirements. More intensive nonresidential uses within the Recreation district are also subject to additional performance standards or conditional-use review intended to protect neighboring properties from impacts such as excessive traffic, noise, lighting, dust, drainage, and visual intrusion.

The applicants' anticipated use remains low density and rural in character. The property is not presently proposed for an RV park, campground, hotel, restaurant, event venue, or other intensive commercial development.

Because the proposed zoning is contiguous with existing Recreation zoning and future development remains subject to County review and development standards, the requested change should not materially disrupt the established character, stability, or reasonable use of surrounding properties.

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

There is a specific need for the Recreation zoning district at this location because the approximately 3.08-acre subject property is a small, already-developed parcel located directly adjacent to existing Recreation zoning and does not function as viable commercial agricultural property.

The Bannock County Zoning Ordinance specifically identifies land appropriate for the Recreation district as land that is **not suitable for agricultural uses and is adjacent to land already used for recreational purposes**, provided that environmental, wildlife, and transportation criteria can also be satisfied. Those criteria directly relate to the circumstances of this property.

Continuing to zone this small residential parcel Agricultural provides limited practical benefit toward preserving productive agricultural land. In contrast, Recreation zoning would recognize the property's location at the boundary of established Agricultural and Recreation districts and create a logical continuation of the adjoining Recreation zoning.

The need for the requested district is therefore based on the property's limited agricultural utility, existing development, small acreage, and direct relationship to the adjoining Recreation district—not simply a desire for increased development rights.

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.

The requested rezone is not expected to create excessive public costs. The property is already developed and already receives normal County and emergency services. Existing access is provided from East Price Road Extension, and the proposed zoning change itself does not require construction of a new County arterial or collector road.

Any future residential improvements or land division would be privately funded and separately required to satisfy County access, building, utility, fire protection, water, and wastewater requirements. The applicants are not requesting publicly funded road, sewer, water, or utility extensions as part of the rezone.

The public benefit is the creation of a more logical and compatible zoning pattern, placing a small developed parcel into a district already existing immediately adjacent to it while preserving the rural character of the area.

Bannock County specifically considers public cost versus public benefit when reviewing rezones, and recent County staff reports have treated existing roads, utilities, and minimal additional demand on public services as relevant evidence supporting this finding.

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

Adequate services and utilities are available or can be privately provided to serve the property.

The subject property already has an established residence, road access, domestic water, electrical service, and an onsite wastewater system. Any future additional residence would be required to obtain appropriate electrical service and an approved wastewater system before occupancy. Domestic water would be provided through an approved existing, shared, or separate water source as allowed by the applicable agencies.

Future development would remain subject to review by Bannock County Planning and Development, Southeastern Idaho Public Health for septic approval, applicable fire-protection authorities, electrical permitting authorities, and other agencies as required. Bannock County specifically identifies separate permitting responsibilities for wells, septic systems, electrical work, and fire service.

The anticipated low-density use of the property is not expected to require a significant expansion of County services or public infrastructure.

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

The proposed Recreation district is not expected to result in uses detrimental to the immediate neighborhood.

The Bannock County Recreation district is specifically intended for land that is not environmentally sensitive, is not important wildlife habitat, and can be developed without requiring additional improved County arterial or collector roads. The applicants will comply with any County or agency review necessary to confirm these characteristics.

Future development will remain subject to applicable regulations concerning streams and riparian areas, drainage, erosion, setbacks, wastewater disposal, access, and other environmental considerations.

Importantly, Recreation zoning also contains additional performance requirements for nonresidential development. Those provisions require minimizing unnecessary ground disturbance and traffic impacts and contain protections addressing landscaping, buffering, noise, lighting, dust, drainage, mechanical equipment, and impacts on neighboring residences.

The anticipated development of the subject property is low-density residential in nature and is intended to preserve the property's existing rural character. Based on the existing conditions and applicable development safeguards, the requested Recreation zoning should not create detrimental environmental impacts on the immediate neighborhood.

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

The requested change is consistent with the goals and strategies of the Bannock County 2040 Comprehensive Plan.

The amendment supports **Goal 2.2**, which calls for development that fosters economic growth while maintaining the rural character of Bannock County. The requested Recreation zoning would preserve the low-density and rural character of the subject property while establishing a zoning designation compatible with adjoining Recreation land.

The request also supports **Strategy 2.2.5**, which directs the County to ensure that development, rezones, and land uses align with the Future Land Use Map and its associated characteristics. The applicants are concurrently seeking a Future Land Use Map amendment to Recreation so that the zoning designation and Comprehensive Plan designation will be consistent.

The request further supports **Goal 3.2** and **Strategy 3.2.1**, which call for appropriately zoning locations within the County to accommodate a variety of residential, agricultural, commercial, and industrial uses.

The proposed Recreation designation is particularly appropriate because the subject property directly adjoins existing Recreation zoning, while also adjoining Agricultural land. The change therefore creates a logical transition between established zoning districts rather than introducing an isolated zoning classification.

The request maintains the rural character of the area, does not materially interfere with surrounding agricultural use, does not require major public infrastructure improvements, and places the property within an established adjoining land-use pattern. For these reasons, the requested change is consistent with the overall goals and policies of the Bannock County Comprehensive Plan.

Acknowledgement

Electronic Signature [Typed Name of Applicant]

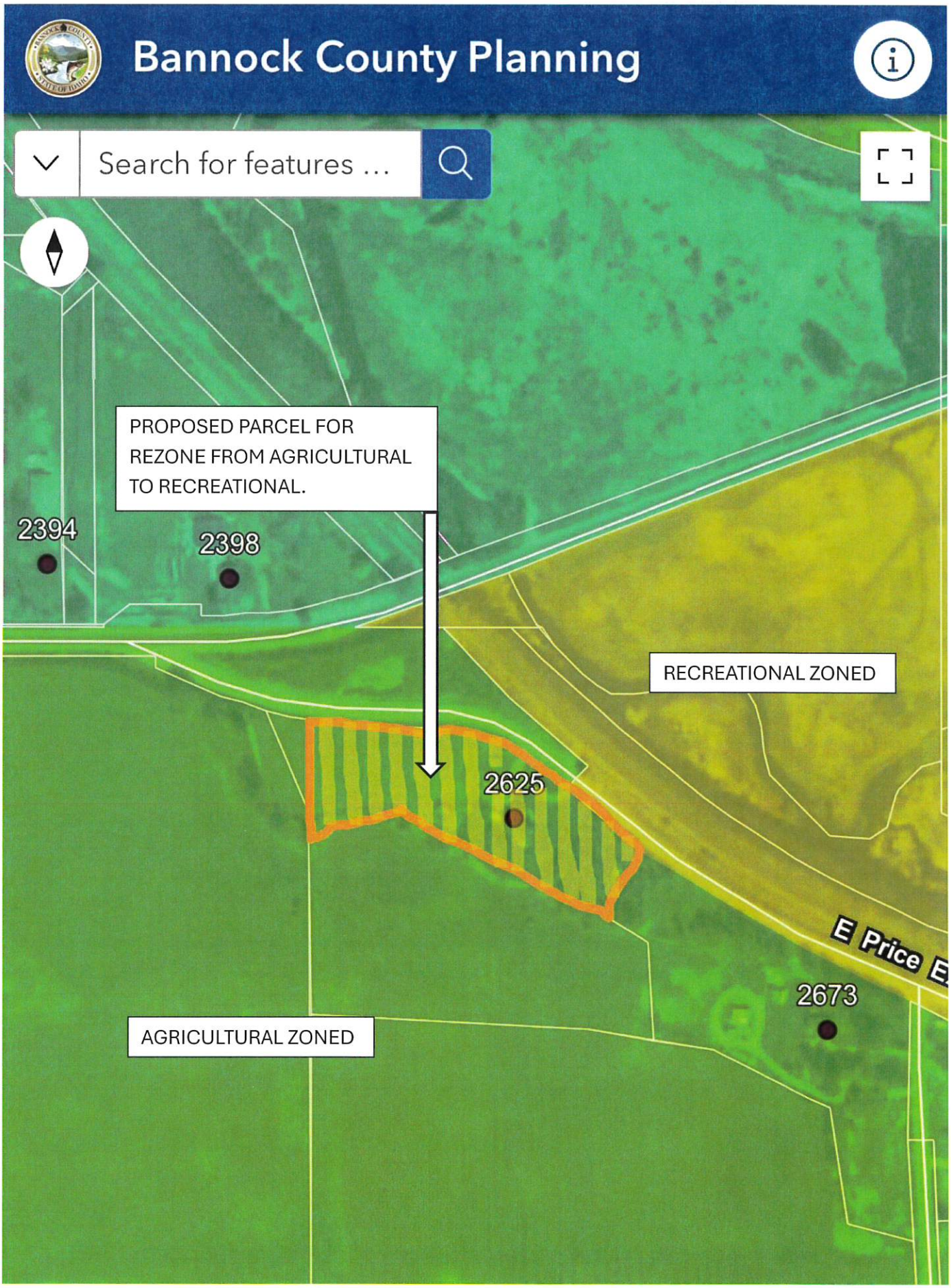
Dallen Sean Atkins

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

REZONE
PUBLIC HEARING: SEPTEMBER 16, 2026
STAFF REPORT

FILE #: RZO-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

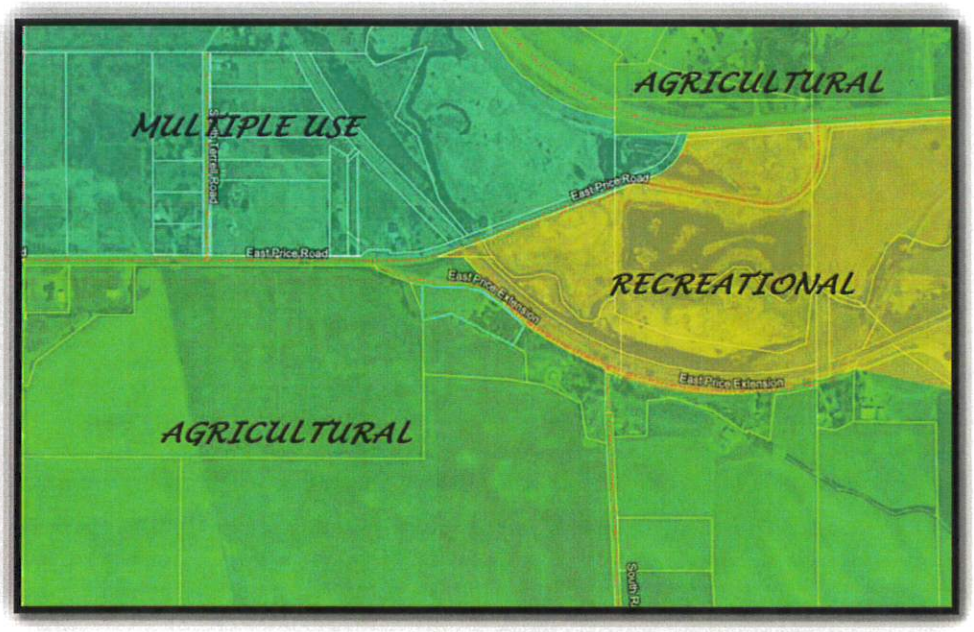
REQUEST & BACKGROUND: Dallen Atkins proposes the re-designation of approximately 3.08 acres of land from Agricultural to Recreational on the Zoning Map.

SITE CHARACTERISTICS AND ZONING:
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 ZONING:
NORTH: Bare ground and some residential; Multiple Use and Recreational
EAST: Residential and bare ground; Agricultural and Recreational
SOUTH: Bare ground; Agricultural
WEST: Bare ground and some residential; Agricultural

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. §340 RECREATION 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 applicant states that the proposed Recreational zoning district would be compatible with the surrounding area because the subject property directly adjoins existing Recreational and Agricultural zoning districts. The requested zoning change would extend an established Recreational zoning pattern rather than create an isolated or incompatible zoning district.

The subject property is approximately 3.08 acres and is currently developed with a single-family residence and associated residential improvements. The Recreational zoning district allows the uses permitted in the Residential Suburban district, in addition to certain outdoor recreational uses. The applicant indicates that the proposed zoning is consistent with the existing rural, residential, agricultural, and recreational character of the surrounding area.

The applicant anticipates continued low-density residential use of the property, with the potential for future residential improvements and/or a land division, subject to applicable County review and approval. No intensive commercial recreational development is currently proposed.

The applicant further notes that the Recreational zoning district includes performance standards applicable to nonresidential development addressing such considerations as traffic, landscaping, buffering, lighting, noise, dust, drainage, and impacts to adjoining residential properties. These standards are intended to provide additional safeguards for surrounding properties should future nonresidential development be proposed.

Based on the applicant's statements, staff finds the proposed Recreational zoning designation would provide a logical extension of the existing Recreational zoning and a compatible transition between the adjoining Agricultural and Recreational districts.

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

Staff Findings

The applicant states that the proposed Recreational (REC) zoning designation would not adversely affect the stability or property values of surrounding properties. The applicant

notes that Recreational zoning already exists immediately adjacent to the subject property and asserts that the requested zoning change would extend an existing zoning pattern rather than introduce a substantially different zoning district into the area.

The applicant further states that the subject property and any future development would remain subject to applicable County requirements, including setbacks, site plan review, access, building, wastewater, drainage, and other development standards. The applicant also notes that certain nonresidential and more intensive uses permitted within the REC zone may be subject to additional performance standards and/or conditional use review intended to address potential impacts to surrounding properties, including traffic, noise, lighting, dust, drainage, and visual impacts.

The applicant indicates that the anticipated use of the property would remain low-density and rural in character. At this time, the applicant is not proposing development of an RV park, campground, hotel, restaurant, event venue, or other intensive commercial recreational use.

Based on the applicant's statements, the applicant contends that the proposed zoning change would not materially disrupt the established character or stability of the surrounding area. The applicant further asserts that the property's adjacency to existing Recreational zoning, together with applicable County development standards and future review requirements, would help minimize potential impacts to surrounding properties.

Staff recommends that the Council determine whether the evidence in the record is sufficient to make the required affirmative finding under §520(2). If the Council determines that the existing zoning pattern, applicable development standards, and anticipated intensity of development are sufficient to demonstrate that the proposed Recreational zoning would not adversely affect neighborhood stability or property values, the criterion may be found satisfied.

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 there is a need for the Recreational (REC) zoning district at the proposed location based on the subject property's size, existing development, limited agricultural utility, and proximity to existing Recreational zoning.

The approximately 3.08-acre property is currently developed with a single-family residence and is located adjacent to existing Recreational and Agricultural zoning. The applicant states that, due to the property's small size and existing residential development, it does not function as viable commercial agricultural property.

The applicant further notes that the Bannock County Zoning Ordinance identifies characteristics for land considered appropriate for the Recreational zone, including land that is not suitable for agricultural uses and is adjacent to land already used for recreational purposes, subject to applicable environmental, wildlife, and transportation considerations.

According to the applicant, maintaining the Agricultural zoning designation provides limited practical benefit for preservation of productive agricultural land, while the proposed Recreational designation would provide a logical continuation of the adjoining Recreational zoning and establish a consistent land-use pattern.

The applicant states that the requested zoning change is based on the property's existing characteristics and location rather than solely on a desire for additional development opportunities.

Staff finds that the applicant has provided justification for why the property may be appropriate for consideration of the Recreational zoning, particularly based on its size, existing development, and adjacency to existing Recreational zoning.

Therefore, Staff recommends that the Council consider whether the applicant has provided sufficient evidence to make the required affirmative finding under Bannock County Zoning Ordinance §520 that there is a need for the proposed Recreational zone in the County or at the proposed 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 is not expected to result in excessive public costs. The approximately 3.08-acre property is already developed and currently receives County and emergency services. Existing access is provided from East Price Road Extension, and the applicant states that the proposed zoning change would not require construction of a new County arterial or collector road.

The applicant further states that any future residential improvements or subdivision of the property would be privately funded and would be subject to applicable County requirements for access, building construction, utilities, fire protection, water, wastewater, and other development standards. No publicly funded road, sewer, water, or utility extensions are proposed as part of the requested rezone.

According to the applicant, the anticipated public benefit of the rezone would be the establishment of a more logical and compatible zoning pattern by placing the

developed parcel within a zoning district that is already established on adjoining property, while maintaining the rural character of the surrounding area.

The applicant states that, because the property is already developed and served by existing infrastructure and services, the proposed zoning change is not anticipated to create a substantial additional demand on public resources.

Staff finds that the applicant has provided information indicating that the immediate public costs associated with the proposed rezone are likely to be limited because the property is already developed and served by existing access and public services.

Staff recommends that the Council consider whether the evidence provided is sufficient to make the required affirmative finding under Bannock County Zoning Ordinance §520 that 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.

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

Staff Findings

The applicant states that adequate public services, utilities, and facilities are currently available to serve the subject property or can be provided through private improvements as required.

The approximately 3.08-acre property is currently developed with a single-family residence and has existing road access, domestic water, electrical service, and an onsite wastewater system. The applicant states that any future residential development would be required to obtain appropriate electrical service and an approved wastewater system prior to occupancy. Domestic water for future development would be provided through an approved existing, shared, or separate water source, as permitted by the applicable agencies.

The applicant further states that future development would remain subject to review and approval by Bannock County Planning and Development, Southeastern Idaho Public Health, applicable fire protection authorities, electrical permitting authorities, and other agencies with jurisdiction over the proposed improvements.

According to the applicant, the anticipated low-density residential use would not require a significant expansion of existing County services or public infrastructure. Any additional improvements or services required to accommodate future development would be addressed through the applicable development review and permitting processes.

The proposed Recreational zone would not allow uses that would be detrimental to the environment of the immediate neighborhood.

Staff notes that the existing onsite wastewater system and domestic water service were established for the current development. Any additional dwelling, subdivision, recreational use, or other development would need to demonstrate compliance with the applicable County and agency requirements at the time of development.

Staff finds that adequate services appear to be available for the property's existing residential use.

Staff recommends that the Council consider whether the information provided is sufficient to make the required affirmative finding under Bannock County Zoning Ordinance §520 that adequate public services, utilities, and facilities would be available to serve the changed land use.

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

Staff Findings

The applicant states that the proposed Recreational (REC) zoning is not expected to result in uses that would be detrimental to the environment of the immediate neighborhood.

The applicant notes that the Bannock County Zoning Ordinance identifies characteristics for land considered appropriate for the Recreational zone, including land that is not environmentally sensitive, is not important wildlife habitat, and can be developed without requiring additional improved County arterial or collector roads.

The applicant further states that any future development would be subject to applicable County and agency requirements addressing streams and riparian areas, drainage, erosion, setbacks, wastewater disposal, access, and other environmental considerations.

The applicant also notes that nonresidential development within the Recreational zone is subject to performance requirements addressing potential impacts such as ground disturbance, traffic, landscaping, buffering, noise, lighting, dust, drainage, mechanical equipment, and impacts to neighboring residential properties.

According to the applicant, the anticipated use of the property is low-density residential in nature and would maintain the existing rural character of the area. Based on the property's existing development and the applicable development regulations, the applicant states that the proposed Recreational zoning is not expected to result in detrimental environmental impacts to the immediate neighborhood.

Staff finds that the applicant has provided evidence that potential environmental impacts would be subject to County and agency review and applicable development standards.

Staff recommends that the Council consider whether the available evidence is sufficient to make the required affirmative finding under Bannock County Zoning Ordinance §520 that the proposed zone would not allow uses that 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.

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

Instrument # 22611594
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

REZONE – DALLEN ATKINS
MEETING DATE: SEPTEMBER 16, 2026

FILE #: RZO-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 Zoning Map.

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

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

REQUIRED FINDINGS FOR GRANTING A REZONE, §520:

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

   Adjacent properties are residential in nature and this will be compatible to the surrounding residences.

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

   Recreational zone uses are adjacent and the use is compatible and does not detract from the adjacent residential property values.

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

   The applicant stated in his application that the requested zone change, based upon the existing use characteristics, the current lot size restricts other residential development and does not function as an agricultural property.

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 use will continue to function as a residence and will not create an excessive use of public amenities.

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

   With this application there will be no change to public services, utilities or facilities.

6. The proposed zoning district **would not** allow uses that would be detrimental to the environment of the immediate neighborhood.
   The character of the surrounding area is more residential in nature than agricultural; therefore, there is no detriment to the immediate neighborhood.
7. The requested change **would** be in accordance with the goals and policies of the County Comprehensive Plan.
   Strategy 2.2.5 – to ensure that development, rezones, and land uses align with the Future Land Use Map and its associated characteristics.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Dallen Atkins to rezone approximately 3.08 acres of land from Agricultural to Recreational, the Council recommends **approval** to the Board of County Commissioners.

Motion by Dimick, seconded by Ulrich 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 11th 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