



Bannock County, ID

04/05/2021

# REZO-21-4

Rezoning Application

**Status:** Active

**Date Created:** Mar 17, 2021

## Applicant

Brady Smith  
brady@rmes.biz  
600 East Oak Street  
Pocatello, ID 83201  
208-234-0110

## Project Information

### Current Use of Property

Agricultural

### Surrounding Land Use

Mix of Residential and Agricultural

## Parcels Proposed for Rezone

<b>Parcel Number</b> RPR3803042905	<b>Current Zoning</b> Agricultural
<b>Proposed Zoning</b> Residential Rural	<b>Section</b> 28
<b>Property Owner</b> Russell Armstrong	<b>Township</b> 5 S
<b>Acres</b> 4.9	<b>Range</b> 34 E
<b>I have authorization to include this parcel for rezoning.</b> <input checked="" type="checkbox"/>	

<b>Parcel Number</b>	<b>Current Zoning</b>
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RPR3803042904

Agricultural

**Proposed Zoning**

**Section**

Residential Rural

28

**Property Owner**

**Township**

Russell Armstrong

5 S

**Acres**

**Range**

76.91

34 E

**I have authorization to include this parcel for rezoning.**



**Parcel Number**

**Current Zoning**

RPR3803043106

Agricultural

**Proposed Zoning**

**Section**

Residential Rural

28

**Property Owner**

**Township**

Russell Armstrong

5 S

**Acres**

**Range**

63.35

34 E

**I have authorization to include this parcel for rezoning.**



**Narrative Standards**

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

The proposed district would be very compatible with the surrounding uses. The project is bordered by Residential Suburban to the east and Residential Rural to the west.

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

No, if anything the proposed project should bring values up in the surrounding areas due to the nature of the new construction that will be performed within this new subdivision.

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

Yes, the current residential market is very much in need of this type of housing as there are many that are looking to buy land with additional space between themselves and their neighbors.

**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 public benefit will far outweigh the public cost. The developer will be bearing all of the development costs and the public will have the benefit of a new subdivision to live within.

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

From the up front research we have done, we are being told that there is adequate infrastructure to serve our development.

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

The proposed zoning will only be allowing uses that are compatible with the neighboring residential zones.

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

Yes, this project has every intention of complying with the goals and ordinances of the comprehensive plan. More specifically we feel our project meets the goals of managed growth and responsible development as well as promotes housing choices. We also will be providing a limited number of access points to the subdivision which will create a safe transportation system throughout the development by avoiding multiple entries and exits.

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## Acknowledgement

### Electronic Signature [Typed Name of Applicant]

Lyn Yost

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



### Date

03/17/2021

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## P&Z Council Public Hearing Information

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## Board of Bannock County Commissioners Hearing Information

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