

Future Land Use Map Change Application

FLUM-20-3

Status: Active

Submitted: Jul 20, 2020

Applicant



Richard jensen

12084590722

jensenr43@msn.com

Project Information

Current Use of Property

Ag, sheep grazing

Surrounding Land Use

BLM 3 sides, co applying with neighbor bordering the west section line.

Parcels Proposed for Map Change

Parcel Number RPR4225000600	Township T9S
Proposed Designation Residential Rural	Section S5
Property Owner Richard and Raida Jensen Family Trust	Current Designation Agricultural
Acres 120	Range R37E
I have authorization to include the parcel(s) above for the map change. false	

Parcel Number RPR4225000404	Property Owner Marian Mathewson
Acres 40	Proposed Designation Residential Rural
Current Designation Agricultural	Section S5
I have authorization to include the parcel(s) above for the map change. false	Range R37E
	Township T9S

Parcel Number RPR4225000402	Section S5
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Township	Acres
T9S	40
Property Owner	Proposed Designation
Marian Mathewson	Residential Rural
I have authorization to include the parcel(s) above for the map change.	Range
false	R37E
	Current Designation
	Agricultural

Narrative Standards

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

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

All the neighboring private property is already zoned rural/residential. The remaining neighboring property is BLM. Perhaps the Comprehensive Plan is not in need of the change, but we see no harm in making the changes based on the already predominantly rural/residential zoning of our neighbors.

B. The proposed amendment is compatible with the surrounding are, and the goals and policies of the Comprehensive Plan.

The neighboring private property is currently zoned rural/residential. The addition of 200 additional acres wouldn't materially change the Comprehensive Plan since these acres are located at the end of the private property that intersects with BLM and US Forest land.

. We have six children and would like to make this 120 acres available to them. None of them have expressed an interest in building at this time.

Our children they have been a vital part of the operation of our farm and appreciate the quiet and solitude it affords. Our total farm acres is 440 acres.

Marian is wanting to change her zoning to reflect the zoning predominant to the surrounding acreage. This application being approved would connect us through her to the remaining rural/residential property predominant in the canyon.

We support the goals and encourage the goals of the Comprehensive Plan.

C. The proposed amendment will have no major impacts on transportation, services and facilities.

Harkness Canyon Road is a county maintained road which will not require any further maintenance beyond what is now provided. No other further services or facilities are imagined with this application.

D. The proposed amendment will have minimal effect on service provision, including adequacy or availability of facilities and services and is compatible with existing and planned service provision.

We are not needing any further county facilities or services with the change is the zoning ordinance.

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

We currently lease the land along with our BLM/Forest sheep permit. Our intent is to continue this practice. We want the property and surrounding area to remain agriculture.

Again, we agree with and support the Comprehensive Plan.

F. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and polices of the Comprehensive Plan and the elements thereof.

Re-zoning the property will be consistent with the already rural/residential property uses. This private property is already surrounded by rural/residential zoned property. The neighbors all use their property for grazing or in the case of Wagner Ranches for cultivation agriculture. Our existing neighboring property is in the SAFE/CRP program, which is dedicated to re-establishing the Sharp Tailed Grouse.

Acknowledgement

Electronic Signature [Typed Name of Applicant]

Richard Jensen

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

07/20/2020

P&Z Council Public Hearing Information

Hearing Date

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Council Decision

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Date of Recorded Findings

--

Findings Inst. #

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Appeal Window Opens

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Appeal Window Closes

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Board of Bannock County Commissioners Hearing Information

Hearing Date

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Commissioners Decision

--

Date of Recorded Resolution

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Resolution Inst. #

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Appeal Window Opens

--

Appeal Window Closes

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Attachments (6)



tif Deed and Legal Description

Jul 20, 2020

pdf Rezone Permission.pdf

Jul 22, 2020

pdf Parcel #s for Rezone.pdf

Jul 22, 2020

tif Marian Deed - 99014147.tif

Jul 22, 2020

tif Marian Deed - 99013657.tif

Jul 22, 2020

Timeline

Future Land Use Map Change Application Payment

Status: Paid July 22nd 2020, 8:17 am

Richard jensen July 20th 2020, 6:50:45 pm

This amount is needed to complete the application? Is this \$945 in addition to the other payment?

Tristan Bourquin July 21st 2020, 7:57:58 am

Richard,

Yes, the \$945 is needed in order to complete the application. The rezone and future land use map change both have the \$945 fee.

Thank you,

Tristan

Application Intake Review

Status: Completed July 22nd 2020, 9:15 am

Assignee: Tristan Bourquin

P&Z Council Meeting Date

Status: Completed August 12th 2020, 4:00 pm

Assignee: Tristan Bourquin

Tristan Bourquin July 22nd 2020, 9:17:19 am
will most likely be scheduled for Sept 2.

Tristan Bourquin August 12th 2020, 4:00:32 pm

The Future Land Use Map Change application has been scheduled and will be heard at the Council meeting on September 2, 2020. The meeting will be at 5:15 PM in the Planning and Development conference room located at 5500 S. 5th Avenue Pocatello, ID 83204.

Legal Notice to ISJ

Status: Completed August 14th 2020, 10:26 am

Assignee: Jim Bagley

Jim Bagley August 14th 2020, 10:26:05 am

Completed 8/13/2020.

Address Checks

Status: In Progress

Assignee: Jim Bagley

Draft Public/Agency Notice

Status: In Progress

Assignee: Jim Bagley

Mail & Post Public/Agency Notice

Status: In Progress

Assignee: Jim Bagley

Staff Report

Status: In Progress

Assignee: Hal Jensen

Draft Findings

Status: In Progress

Assignee: Hal Jensen

Post Notice on Property

Status: In Progress

Planning Council Recommendation to County Commissioners

Status: Pending

Record Findings

Status: Pending

Mail Findings to Applicant

Status: Pending

10 Day Appeal Window

Status: Pending

Schedule meeting with Bannock County Commissioners

Status: Pending

Bannock County Board of Commissioners Decision

Status: Pending

Commissioners Resolution Recorded

Status: Pending

8/14/2020

Appeal Window

Status: Pending

Close Permit

Status: Pending