



Bannock County, ID

04/05/2021

REZO-21-5

Rezone Application

Status: Active

Date Created: Mar 22, 2021

Applicant

Robert Hunt
bobhunt1313@gmail.com
11650 N Philbin Rd
Pocatello, ID 83202
208-406-3431

Project Information

Current Use of Property

Agricultural

Surrounding Land Use

Residential Suburban

Parcels Proposed for Rezone

Parcel Number RPRRMNL000401	Current Zoning Agricultural
Proposed Zoning Residential Suburban	Section S4
Property Owner Howard Hunt	Township T6
Acres 4.77	Range R34E
I have authorization to include this parcel for rezoning. <input checked="" type="checkbox"/>	

Parcel Number	Current Zoning
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RPRRMNL000402

Agricultural

Proposed Zoning

Section

Residential Suburban

S4

Property Owner

Township

Robert Hunt

T6S

Acres

Range

2

34E

I have authorization to include this parcel for rezoning.



Parcel Number

Current Zoning

RPRRMNL000300

Agricultural

Proposed Zoning

Section

Residential Suburban

4

Property Owner

Township

Kim G Bodily

6S

Acres

Range

7.01

34E

I have authorization to include this parcel for rezoning.



Parcel Number

Current Zoning

RPRRMNL000202

Agricultural

Proposed Zoning

Section

Residential Suburban

4

Property Owner

Township

Lary E Fallows

6S

Acres

Range

4

34E

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.

Yes, we are currently surrounded by properties that are and have been zoned as residential suburban for many years and we want to be zoned as such for potential building opportunities on our land/properties as well.

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

No potential for having negative impact on the surrounding areas. It will only increase the property value for all concerned whether they want to build additional residences or not.

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

We have all agreed that at some point we would want to open up building opportunities of residential units for our children and for us personally as land owners to help maximize the value of our properties with the growth that is taking place out here in our area.

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.

No adverse effect to have any type of costs incurred to the majority of all parties involved, but whatever costs there may be it would be a great benefit to the property owners and potential buyers to more than offset any costs there may be.

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

Services are already set in place on all sides of the properties in question for easily connecting to for utilities, etc.

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

None of us as property owners would want the ground to be used in any way, shape or form that could potentially create any environmental or personal hazard risk.

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

As per our understanding, the proposed request will fit alongside the same goals and usage of stated properties that the county comprehensive plan has set forth.

Acknowledgement**Electronic Signature [Typed Name of Applicant]**

Bob Hunt

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

03/22/2021

P&Z Council Public Hearing Information

Board of Bannock County Commissioners Hearing Information
