

Rezoning Application

REZO-20-3

Status: Active

Submitted: Jul 15, 2020

Applicant



Richard jensen

📞 12084590722

@ jensenr43@msn.com

Project Information

Current Use of Property

Agriculture

Surrounding Land Use

Residential Rural, BLM

Parcels Proposed for Rezoning

Parcel Number R4225000600	Section 5
Current Zoning Agricultural	Property Owner Richard and Raida Jensen Family Trust
Township 9S	Range 37E
Proposed Zoning Residential Rural	I have authorization to include this parcel for rezoning. true
Acres 120	

Parcel Number RPR4225000404	Acres 40
Proposed Zoning Residential Rural	Range 37E
Township 9S	I have authorization to include this parcel for rezoning. true
Property Owner Marian O Mathewson	Current Zoning Agricultural
Section 5	

Property Owner Marian O Mathewson	Parcel Number RPR4225000402
Range 37E	Township 9S

Section	I have authorization to include this parcel for rezoning.
5	true
Acres	Current Zoning
40	Agricultural
Proposed Zoning	
Residential Rural	

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.

All the property west of parcels R4225000404 and R4225000402 are all zoned as Residential Rural. By extending the Residential Rural zoning to these two parcels makes it possible for us to rezone parcel R4225000600 to Residential Rural. All of the property bordering R4225000600 is BLM.

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

Since all the neighboring properties to the west of R4225000404, 40 acres and R4225000402 40 acres are all now zoned Residential Rural, the re zoning of these two properties and the east adjacent R4225000600, 120 acres would not interfere with the existing property values of the privately owned property.

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 already a very large tract of Residential rural zoned land that borders the west boundary of the proposed zoning change.

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 road into Harkness Canyon is county owned and maintained. The road into Harkness Canyon was made possible by Raida's father, DeVere Tovey, BLM and Forest Service contributing land for the road. By making Mathewson and Jensen's property rural/residential zoned doesn't impact the counties maintenance.

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

Rocky Mountain power has a power line that is located approximately 1/2 from our property boundary. We have explored the costs and easements needed to install an underground line from its present termination point to our property line. This powerline would make electrical utilities available for all property owners along Harkness road.

In addition, we are exploring the possibility of installing a hydro-electrical system in Harkness creek.

We have such a system already installed further up in Harkness canyon at another property location.

Marian Mathewson has a off grid solar electrical system. Neither of the two changes in zoning would require any county expenditures.

Century Link has a underground land line extended to Mathewson's property.

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

The change would mirror the existing residential rural zones already in place.

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

Marian Mathewson has developed a definition perfect rural/residential plan. She has a home and shop that are well designed and architecturally balanced for the area. Her property is currently zoned agriculture. She would like to change her zoning to accommodate her future needs.

Richard and Raida Jensen are co-applying since she borders residential/rural, which would make us able to apply for residential rural with her zoning change.

Jensen's zoning request is for 120 acres. We currently lease this ground along with our sheep US Forrest permit to Todd Mickelson who runs 1,000 sheep during the period he grazes on public land. Our intent for the 120 acres is to keep the sheep pens and improvements meant for the sheep operation. In addition, we are wanting to make lots available to our six children for their use as they wish and in accordance with the Counties Comprehensive Plan. The east 40 acres of the 120 acres has lots of trees, level ground and would be well suited for building. We are imagining the housing development-if any- would be done on the east 40 acres leaving the remaining 80 acres for joint open space, which would accommodate the sheep operation and open space requirements of the County Comprehensive Plan.

Harkness Creek flows through the 120 acres. A culvert has been in place for 20 years which allows us to cross the creek and accessing the property without disturbing the native fish species specific to this stream.

Roads have been in place for 20 years that allows us to use the property. The roads intersect with Harkness Canyon road-county maintained.

This property has been in Raida's family since 1943 and was purchased for sheep range. We as a family are committed to weed management and the long term conservation of the soil and area. We feel like we can still achieve these objectives while providing family oriented outdoor living conditions for our extended families. They, incidentally , are all very involved in the care of the property and know what it takes to keep it noxious weed controlled.

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

07/15/2020

P&Z Council Public Hearing Information

Hearing Date

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Council Decision

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Date of Recorded Findings

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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

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Date of Recorded Resolution

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Resolution Inst. #

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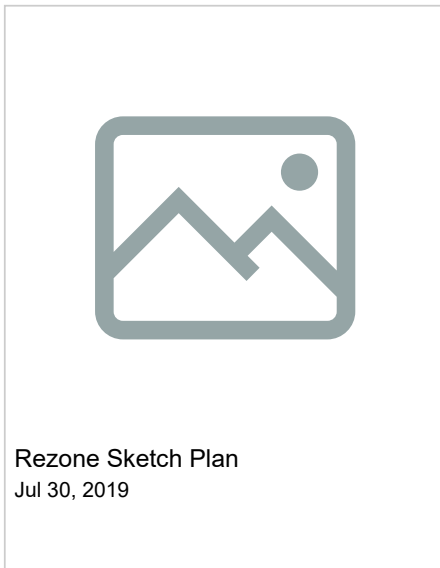
Appeal Window Opens

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Appeal Window Closes

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Attachments (6)



tif Deed and Legal Description

Jul 30, 2019

pdf Rezone Permission.pdf

Jul 20, 2020

pdf Parcel #s for Rezone.pdf

Jul 20, 2020

tif Marian Deed - 99013657.tif

Jul 22, 2020

tif Marian Deed - 99014147.tif

Jul 22, 2020

Timeline

Rezone Application Payment

Status: Paid July 20th 2020, 2:29 pm

Application Intake Review

Status: Completed July 20th 2020, 4:44 pm

Assignee: Tristan Bourquin

Richard jensen July 20th 2020, 6:17:13 pm

We have completed the Future Land Use Application. I hope it is available to you. I don't see a forwarding icon, so I'll assume you will have it.

P&Z Council Meeting Date

Status: Completed August 12th 2020, 4:01 pm

Assignee: Tristan Bourquin

Tristan Bourquin July 21st 2020, 4:10:29 pm

waiting on payment for FLUM-20-3; will most likely be scheduled for Sept 2.

Tristan Bourquin July 22nd 2020, 9:17:36 am

FLUM-20-3 payment received 7/22/2020

Tristan Bourquin August 12th 2020, 4:01:36 pm

The Rezone 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, 10:25 am

Assignee: Jim Bagley

Jim Bagley August 14th 2020, 10:25:52 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

Appeal Window

8/14/2020

Status: Pending



Close Permit

Status: Pending