

BINGHAM COUNTY COMMISSIONERS

Whitney Manwaring, Chairman

Eric Jackson

Drew Jensen



Lindsey Gluch, Commission Clerk
501 N. Maple Room 204
Blackfoot, ID 83221
Phone (208) 782-3013
Fax (208) 785-4131

Friday, January 30, 2026

8:15 a.m.	Approval of Cash Warrants, Claims, Administrative Documents And Personnel Action Forms.	{ACTION ITEM}
8:15 a.m.	Approval of Reason & Decision for Higham Subdivision.	{ACTION ITEM}
8:15 a.m.	Approval of Reason & Decision for Whispering Grove Acres Subdivision.	{ACTION ITEM}
8:15 a.m.	Approval of Reason & Decision for Twin Buttes Division No.1, 1 st Amended Subdivision.	{ACTION ITEM}
8:15 a.m.	Meeting to sign the Kolbet Acres Final Plat.	{ACTION ITEM}



REQUEST FOR MEETING WITH BINGHAM COUNTY COMMISSIONERS FORM

The Board of County Commissioner's hold meetings various days throughout the week, which are coordinated with the Commission Clerk. Per Idaho Code §74-204(1), the Board cannot hold a meeting without less than 48 hours' notice and posting on the Commission Agenda. Any person(s) needing special accommodations should contact the Lindsey Gluch, Commission Clerk, at (208)785-3013.

Name: **Lindsey Gluch- Commission Clerk**

Email: **Lgluch@binghamid.gov**

Phone Number: **(208)782-3013** Address: **501 North Maple, Blackfoot**

1. What is the topic of discussion that you wish the Board to have?

- a. **Approval of Reason & Decision documents for Higham Subdivision, Whispering Grove Acres Subdivision & Twin Buttes Division No.1, 1st Amended Subdivision.**

2. Approximately how much time will you need for this agenda item?

- a. **10 minutes**

3. Will you be requesting that the Board make a decision?

Yes.

4. Have all supporting documents been included with this form? If not, please note that your meeting may not be scheduled until all necessary documentation has been provided to the Commission Clerk.

Yes. The proposed Reason & Decision documents are attached.

5. Please provide the name and contact information of the individuals that you would like to be invited to the meeting. (Include name, telephone number and email address if known)

N/A

Please hand deliver or email this completed form, along with all supporting documents to Lindsey Gluch at Lgluch@binghamid.gov, at least 24 hours prior to your scheduled meeting time.

BOARD OF BINGHAM COUNTY COMMISSIONERS

REASON & DECISION

In regards to: The Planning & Zoning Commission's recommendation to approve the request submitted by Charles Tanner Higham & Ashton Sarai Durfey (also known as Ashton Higham), to create a two-lot single-family residential subdivision, zoned "R/A" Residential/Agriculture, to be known as the Higham Subdivision, on approx. 2.24 acres with an average lot size of approx. 1.123 acres in size, located at 864 E. 1200 N., Shelley, Idaho, in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*.

Property Owner & Applicant: Charles Tanner Higham & Ashton Sarai Durfey (also known as Ashton Higham)

Board of County Commissioners Meeting Date: January 14, 2026

Commissioner Jackson was not in attendance.

Prior to the Meeting, the Board of County Commissioners, reviewed the Application and materials submitted by the Applicants, Charles Tanner Higham & Ashton Sarai Durfey, along with the Staff Report and all supplemental maps, notices and other materials.

REASON

After presentation of the Staff Report, the Board of County Commissioners held discussion and deliberation, wherein they found the following:

1. The Application met the requirements of Bingham County Code Title 10, Chapter 14, *Subdivision Regulations*; and
2. The Application met the requirements of Bingham County Code Section 10-4-2(C), which states that the purpose of the "R/A" Zone is to permit the establishment of low-density single-family dwellings with lot sizes sufficient for individual sewer and water facilities. The Board found the area surrounding the proposed subdivision to the north, east, and west is zoned Residential/Agriculture, consisting of farm ground to the north and west, and residential parcels to the east; and
3. The Application met the requirements of Bingham County Code Sections 10-6-6(B)(1) as the proposed lots meet the 1-acre minimum allowed for in a Residential/Agriculture Zoning District with individual culinary wells, septic systems, and drainfields on each lot; and
4. The proposed Subdivision is considered to be consistent with the Bingham County Comprehensive Plan, as the area is designated as Residential/Agricultural, which supports the Residential/Agriculture Zoning District and development of the parcel; and

5. The Public Hearing met the notice requirements of Idaho Code, Title 67, Chapter 65, and Bingham County Code Section 10-3-6.

Chairman Manwaring asked Ms. Jackman if the subject property was removed from the Area of Impact, to which she confirmed was correct.

Chairman Manwaring asked if there will be surface or ground water used, to which Ms. Jackman stated that it will be surface water used and there will be a pressurized system.

DECISION

Commissioner Jensen moved to uphold the decision of the Planning & Zoning Commission and approve the Higham Subdivision consisting of 2-lots, located at approx. 864 E. 1200 N., in Shelley, Idaho, on approx. 2.24 acres, as proposed by property owners Charles Tanner Higham and Ashton Durfey (also known as Ashton Higham). Chairman Manwaring seconded. Both voted in favor. The motion carried.

Request for Reconsideration/Judicial Review: Upon denial or approval of a zone change, with adverse conditions, pursuant to Idaho Code Section 67-6535(2)(b), the Applicant or affected person seeking Judicial Review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

Regulatory Takings: Additionally, the Applicant may request a regulatory takings analysis as per Idaho Code Section 67-8003. An affected person aggrieved by a final decision concerning matters identified in Section 67-6521(1)(a), Idaho Code may within twenty-eight (28) days after all remedies have been exhausted under local ordinance, seek Judicial Review as provided by Chapter 52, Title 67, Idaho Code.

Dated this 30th day of January, 2026.

**Board of Bingham County Commissioners
Bingham County, Idaho**

Whitney Manwaring, Chairman

Eric Jackson, Commissioner

Drew Jensen, Commissioner

CERTIFICATE OF SERVICE

I certify that on the 30th day of January, 2026, I served a true and correct copy of the Reason & Decision for the request for Higham Subdivision, upon the following person(s) in the manner(s) indicated:

- Mail
- Email: tannerhigham@gmail.com
- Hand Delivered
- Designated Courthouse Box

Charles Tanner & Ashton Higham
1200 N. 860 E.
Shelley, Idaho 83274

- Mail
- Email: tolsen@binghamid.gov
- Hand Delivered
- Designated Courthouse Box

Tiffany Olsen
Planning & Development Director

Lindsey Gluch, Commission Clerk

BOARD OF BINGHAM COUNTY COMMISSIONERS

REASON & DECISION

In regards to: The Planning & Zoning Commission's recommendation to approve the request submitted by Bracken Jon & Katie Jean Abrams, to develop a 4-lot residential subdivision, to be known as Whispering Grove Acres, on approximately 4.61 acres of land, zoned "R/A" Residential/Agriculture, located south of 701 E. 1400 N., Shelley, Idaho, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.

Property Owner & Applicant: Bracken Jon & Katie Jean Abrams

Board of County Commissioners Meeting Date: January 16, 2026

Prior to the Meeting, the Board of County Commissioners, reviewed the Application and materials submitted by the Applicants, Bracken Jon & Katie Jean Abrams, along with the Staff Report and all supplemental maps, notices and other materials.

REASON

After presentation of the Staff Report by Addie Jo Jackman, Assistant Planning & Development Director, the Board of County Commissioners held discussion and deliberation, wherein they found the following:

1. The Application met the requirements of Bingham County Code Title 10, Chapter 14, *Subdivision Regulations*; and
2. The Application met the requirements of Bingham County Code Section 10-4-2(B), which states that the purpose of the "R/A" Zone is to permit the establishment of low-density single-family dwellings with lot sizes sufficient for individual sewer and water facilities. The Board found the area to the north, southeast, and southwest of the proposed subdivision is zoned Residential/Agriculture, consisting of farm ground to the southwest, and residential parcels to the south, southeast, and east; and
3. The Application met the requirements of Bingham County Code Sections 10-6-6(B)(1) as the proposed lots meet the 1-acre minimum allowed for in a Residential/Agriculture Zoning District with individual culinary wells, septic systems, and drainfields on each lot; and
4. The lots are located within the Snake River Irrigation District and will be served by a new open ditch to be constructed within an irrigation easement; and
5. The proposed Subdivision is considered to be consistent with Bingham County Comprehensive Plan, as the surrounding area is designated as Residential/Agricultural, which supports the Residential/Agriculture Zoning District; and

6. The Public Hearing met the notice requirements of Idaho Code, Title 67, Chapter 65, and Bingham County Code Section 10-3-6.

Chairman Manwaring referred to the testimony in opposition, provided at the Planning & Zoning Commission Public Hearing, from Luke Bloxham and asked for clarification from Ms. Jackman that the concern regarding ditch maintenance had been cured. Ms. Jackman confirmed and stated that the Abrams' chose to go with the lateral off of the Wolfram's property so there will be no concerns with crossing David Hiatt's property and disturbing his cattle operation.

Chairman Manwaring asked if there were concerns in regards to fencing due to Hiatt and his cattle operation, wherein Ms. Jackman stated that fencing was not a concern and that it was more of a concern to have individuals walking through the property to maintain or utilize water.

DECISION

Commissioner Jackson moved to uphold the decision of the Planning & Zoning Commission and approve the Whispering Grove Acres Subdivision as proposed by Property Owners and Applicants, Bracken Jon and Katie Jean Abrams, located south of 701 E. 1400 N., Shelley, Idaho. Commissioner Jensen seconded. All voted in favor. The motion carried.

Request for Reconsideration/Judicial Review: Upon denial or approval of a zone change, with adverse conditions, pursuant to Idaho Code Section 67-6535(2)(b), the Applicant or affected person seeking Judicial Review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

Regulatory Takings: Additionally, the Applicant may request a regulatory takings analysis as per Idaho Code Section 67-8003. An affected person aggrieved by a final decision concerning matters identified in Section 67-6521(1)(a), Idaho Code may within twenty-eight (28) days after all remedies have been exhausted under local ordinance, seek Judicial Review as provided by Chapter 52, Title 67, Idaho Code.

Dated this 30th day of January, 2026.

**Board of Bingham County Commissioners
Bingham County, Idaho**

Whitney Manwaring, Chairman

Eric Jackson, Commissioner

Drew Jensen, Commissioner

CERTIFICATE OF SERVICE

I certify that on the 30th day of January, 2026, I served a true and correct copy of the Reason & Decision for the request for Whispering Grove Acres Subdivision, upon the following person(s) in the manner(s) indicated:

- Mail
- Email: bracken.abrams@gmail.com
- Hand Delivered
- Designated Courthouse Box

Bracken & Katie Abrams
1254 N. 550 E.
Shelley, Idaho 83274

- Mail
- Email: tolsen@binghamid.gov
- Hand Delivered
- Designated Courthouse Box

Tiffany Olsen
Planning & Development Director

Lindsey Gluch, Commission Clerk

BOARD OF BINGHAM COUNTY COMMISSIONERS

REASON & DECISION

In regards to: The Planning & Zoning Commission's recommendation to approve the request submitted by Jeffery and Kay Lynne Baldwin, to replat lots 2 and 3 of the Twin Buttes Subdivision No.1, to develop a 4-lot subdivision, to be known as Twin Buttes Subdivision, Division No.2, on approx. 5.257 acres of land, zoned "R/A" Residential/Agriculture, located at approx. 1017 W. Highway 26, Blackfoot, Idaho, in accordance with Bingham County Code Title 10, Chapter 14 *Subdivision Regulations*.

Property Owner & Applicant: Jeffery and Kay Lynne Baldwin.

Board of County Commissioners Meeting Date: January 21, 2026

Prior to the Meeting, the Board of County Commissioners, reviewed the Application and materials submitted by the Applicants, Jeffery and Kay Lynne Baldwin, along with the Staff Report and all supplemental maps, notices and other materials.

REASON

After presentation of the Staff Report by Addie Jo Jackman, Planning & Development Assistant Director, the Board of County Commissioners held discussion and deliberation, wherein they found the following:

1. The Application met the requirements of Bingham County Code Title 10, Chapter 14, *Subdivision Regulations*; and
2. The Application met the requirements of Bingham County Code Section 10-4-2(C), which states that the purpose of the "R/A" Zone is to permit the establishment of low-density single-family dwellings with lot sizes sufficient for individual sewer and water facilities. The Board found the area to the south, east and west of the proposed subdivision is zoned Residential/Agriculture, consisting of undeveloped ground to the south and west, and residential parcels to the southeast, and east; and
3. The property does not lie within an irrigation district boundary, but irrigation water will be provided utilizing groundwater rights assessed by the Bingham Ground Water District with distribution via an above-ground system. In accordance with Bingham County Code Section 10-144(f) and Idaho Code Section 31-3805, a Water Users Agreement for the lots within the subdivision will be recorded before the Final Plat; and
4. Adequate access will be provided from Highway 26 by converting an existing driveway to a private road/easement, subject to approval from the appropriate fire district to verify adequate construction and turnaround; and

5. The Application met the requirements of Bingham County Code Section 10-6-6(B)(1) as the proposed lots meet the 1-acre minimum allowed for in a Residential/Agriculture Zoning District with individual culinary wells, septic systems and drainfields on each lot; and
6. The property lies within a designated floodplain area however, there are rules and regulations to be followed during construction to keep any structure reasonably safe from flooding; and
7. The Comprehensive Plan Map area is consistent with the Zoning Designation, but because this is a replat of an existing subdivision, a Comprehensive Plan Map Amendment is not required; and

Commissioner Jackson stated the subject property is located within the flood plain and asked Addie Jo Jackman if it is known how deep the water gets or how high the developer will need to build up the home. Ms. Jackman stated that every zone has a base flood elevation and the home will need to be above that elevation and to standards. Ms. Jackman stated the Developer will need to work with a Surveyor to determine the level in which the home is to be built.

Chairman Manwaring stated that FEMA Elevation Certificate is needed and the home is to be built above the base flood elevation. Chairman Manwaring stated the Comprehensive Plan Map is inconsistent with the zoning but because it is a replat of an existing subdivision, a Comprehensive Plan Map Amendment is not required.

Chairman Manwaring stated there was no testimony in opposition during the Planning & Zoning Commission Public Hearing and he found no concerns in regards to the Application.

Commissioner Jackson stated this will not take any farm ground out of production and therefore, he has no concerns in regards to the Application.

Commissioner Jensen stated that individuals who purchase the lots will be made aware that the property is located within the flood plain and that he also had no concerns in regards to the Application.

DECISION

Commissioner Jensen moved to uphold the Planning & Zoning Commission recommendation to approve the Twin Buttes Division No.1, 1st Amended Subdivision, a replat of lots 2 and 3 of Twin Buttes Subdivision Division No.1, to create a 4-lot residential subdivision, located at approx. 1017 W. Highway 26, Blackfoot, Idaho, on approx. 5.257 acres as proposed by property owners Jeffrey and Kay Lynne Baldwin, which is based upon review of the record and the Reason & Decision of the Planning & Zoning Commission. Commissioner Jackson seconded. All voted in favor. The motion carried.

Request for Reconsideration/Judicial Review: Upon denial or approval of a zone change, with adverse conditions, pursuant to Idaho Code Section 67-6535(2)(b), the Applicant or affected person seeking Judicial Review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

Regulatory Takings: Additionally, the Applicant may request a regulatory takings analysis as per Idaho Code Section 67-8003. An affected person aggrieved by a final decision concerning matters identified in Section 67-6521(1)(a), Idaho Code may within twenty-eight (28) days after all remedies have been exhausted under local ordinance, seek Judicial Review as provided by Chapter 52, Title 67, Idaho Code.

Dated this 30th day of January, 2026.

**Board of Bingham County Commissioners
Bingham County, Idaho**

Whitney Manwaring, Chairman

Eric Jackson, Commissioner

Drew Jensen, Commissioner

CERTIFICATE OF SERVICE

I certify that on the 30th day of January, 2026, I served a true and correct copy of the Reason & Decision for the request for Twin Buttes Division No.1, 1st Amended Subdivision, upon the following person(s) in the manner(s) indicated:

- Mail
- Email: jbaldwinblkft@gmail.com
- Hand Delivered
- Designated Courthouse Box

Jeffery & Kay Lynne Baldwin
1017 W. Highway 26
Blackfoot, Idaho 83221

- Mail
- Email: tolsen@binghamid.gov
- Hand Delivered
- Designated Courthouse Box

Tiffany Olsen
Planning & Development Director

Lindsey Gluch, Commission Clerk

Meeting Date: January 30, 2026
Meeting Time: 8:19 am



REQUEST FOR MEETING WITH BINGHAM COUNTY COMMISSIONERS FORM

The Board of County Commissioner's hold meetings various days throughout the week, which are coordinated with the Commission Clerk. Per Idaho Code §74-204(1), the Board cannot hold a meeting without less than 48 hours' notice and posting on the Commission Agenda. Any person(s) needing special accommodations should contact the Lindsey Gluch, Commission Clerk, at (208)785-3013.

Name: **Tiffany Olsen**

Email: tolson@binghamid.gov

Phone Number: **208-782-3177**

Address: **490 N. Maple, Suite A. Blackfoot**

1. What is the topic of discussion that you wish the Board to have?

Meeting to sign the Kolbet Acres Final Plat (action item)

2. Approximately how much time will you need for this agenda item?

5 minutes

3. Will you be requesting that the Board make a decision?

Yes

4. Please cite what authority under either Idaho Code or Bingham County Code the meeting is being requested.

Title 10 Chapter 14

5. Have all supporting documents been included with this form? If not, please note that your meeting may not be scheduled until all necessary documentation has been provided to the Commission Clerk.

Yes.

6. Please provide the name and contact information of the individuals that you would like to be invited to the meeting. (Include name, telephone number and email address if known)

Tiffany Olsen & Addie Jo Jackman

Chris Street @ HLE