

# BINGHAM COUNTY COMMISSIONERS

Whitney Manwaring, Chairman

Eric Jackson

Drew Jensen



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

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Friday, May 16, 2025

8:15 a.m.	Approval of Cash Warrants, Claims, Administrative Documents and Personnel Action Forms.	{ACTION ITEM}
8:30 a.m.	Discussion & potential decision regarding Estella Rose 1 <sup>st</sup> Amended Plat Recording- Requested by Terry Fowler.	{ACTION ITEM}
9:00 a.m.	Executive Session pursuant to Idaho Code Section pursuant to Idaho Code Section 74-206 (1)(f), regarding pending/imminently likely litigation.	{ACTION ITEM}
9:00 a.m.	Children's Mental Health Training Meeting- held at Eastern Idaho Public Health Conference Room- located at 1250 Hollipark Drive, Idaho Falls, Idaho- Commissioner Jackson attending.	
10:00 a.m.	Children's Mental Health Meeting- Held at Eastern Idaho Public Health Conference Room- Located at 1250 Hollipark Drive, Idaho Falls, Idaho, Commissioner Jackson attending.	
11:30 a.m.	R7BHB Meeting- Held at Eastern Idaho Public Health Conference Room- Located at 1250 Hollipark Drive, Idaho Falls, Idaho, Commissioner Jackson attending.	
1:15 p.m.	Approval of Sunday Exemption Permit for Rumors, Kris Miner.	{ACTION ITEM}

"Potato Capital"

Meeting Date: Friday, May 16, 2025  
Meeting Time: 8:30 am

**Lindsey Dalley**

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**From:** no-reply@services.evo.cloud  
**Sent:** Monday, May 5, 2025 4:04 PM  
**To:** Lindsey Dalley  
**Subject:** [BULK] Request for Meeting with Bingham County Commissioners

**CAUTION:** This email originated from outside the organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

**A new submission has been received for Request for Meeting with Bingham County Commissioners at 05/05/2025 4:04 PM**

<b>First Name:</b>	Terry
<b>Last Name:</b>	fowler
<b>Phone:</b>	2082430156
<b>Address:</b>	134B N150W
<b>City:</b>	Blackfoot
<b>State/Province:</b>	ID
<b>Email Address:</b>	reg11spfpa@aol.com
<b>What is the topic of discussion that you wish the Board to have?:</b>	Estella Rose first amended plat recording.
<b>Approximately how much time will you need for this agenda item?:</b>	30 min
<b>Will you be requesting that the Board make a decision?:</b>	yes
<b>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. :</b>	Planning and Zoning has the information and plat
<b>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) :</b>	Planning and Zoning department.



## Lindsey Dalley

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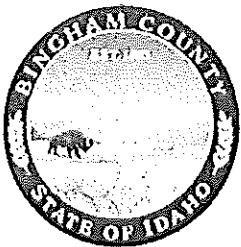
**From:** Tiffany Olsen  
**Sent:** Wednesday, May 7, 2025 3:41 PM  
**To:** Lindsey Dalley  
**Cc:** Addie Jo Jackman; Paul Rogers; Gwen Inskeep  
**Subject:** RE: Estella Rose First Amended- Request for Commission Meeting  
**Attachments:** A-1 Application (see page 2).pdf; Applicable Sections of Bingham County Code.docx

Thanks, Lindsey. I am still not certain what action Mr. Fowler is asking the Board to take. However, for the meeting, I have attached Mr. Fowler's Subdivision Application. Page 2 depicts that he has designated HLE Engineering as his Representative for all communications with the County on the Application. I was unaware Mr. Fowler was representing himself until he told me so verbally, on May 5, 2025.

Because the Final Plat was not recorded before April 15<sup>th</sup>, it was picked up by HLE to have a new Page 2 reprinted. The Treasurer cannot sign the Final Plat unless the taxes are prepaid; the next year's taxes need to be prepaid, as it is after April 15<sup>th</sup>.

Additionally, I have attached the pertinent sections from Bingham County Code for when a Final Plat can be recorded and when Building Permits can be issued for the Board and Terry's review. Feel free to forward this information to Mr. Fowler in advance of the meeting.

Thanks,  
Tiffany



Tiffany G. Olsen  
Director

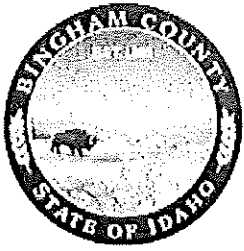
Bingham County Planning & Development  
490 North Maple Street, Suite A  
Blackfoot, ID 83221  
Office: 208-782-3177

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\*Note: My email address has changed – it is now [tolsen@binghamid.gov](mailto:tolsen@binghamid.gov)

**From:** Lindsey Dalley <LDalley@binghamid.gov>  
**Sent:** Tuesday, May 6, 2025 10:15 AM  
**To:** Tiffany Olsen <TOlsen@binghamid.gov>; Gwen Inskeep <GInskeep@binghamid.gov>  
**Subject:** FW: Estella Rose First Amended- Request for Commission Meeting

Please see the email below received from Mr. Fowler in regards to my request for additional information.



## Lindsey Dalley

Commission Clerk  
Bingham County

☎ (208) 782-3013

✉ LDalley@binghamid.gov

📍 501 N. Maple, Blackfoot, ID 83221

Need additional information? Please Visit:

Bingham County, Idaho • <https://www.binghamid.gov>

**From:** Terry Fowler <[reg11spfpa@aol.com](mailto:reg11spfpa@aol.com)>

**Sent:** Tuesday, May 6, 2025 10:12 AM

**To:** Lindsey Dalley <[LDalley@binghamid.gov](mailto:LDalley@binghamid.gov)>

**Subject:** Re: Estella Rose First Amended- Request for Commission Meeting

**CAUTION:** This email originated from outside the organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Planing and Zoning has blocked my plat and failed to contact me for the last 6 months. I have no further information provided in writing by that department to give you.

Sent from my iPhone

On May 5, 2025, at 4:52 PM, Lindsey Dalley <[LDalley@binghamid.gov](mailto:LDalley@binghamid.gov)> wrote:

Mr. Fowler,

I am in receipt of your Request for Commission Meeting form. Would you please provide more information as to what you are asking the Board to make a decision on?

Also in the request form that you submitted, it states that Planning and Zoning has the information and plat. Where this is your meeting, you will need to provide the documentation that you are asking the board to consider.

<image001.png>





**Subdivision Plat Review:** the information/data listed below must appear on the Preliminary Plat as per Idaho Code §50-1304 and shall be certified prior to submittal to the Board.

<b>NAMES/ADDRESSES</b> <input checked="" type="checkbox"/> Subdivision Name <input checked="" type="checkbox"/> Owner(s) Name, Address & Phone <input checked="" type="checkbox"/> Developer Name, Address & Phone <input checked="" type="checkbox"/> Adjacent Property Owner/Development Names	<b>MISCELLANEOUS</b> <input checked="" type="checkbox"/> Zone Classification(s) <input checked="" type="checkbox"/> Highways and/or Current Streets <input checked="" type="checkbox"/> Right-of-Ways, Easements & Widths <input type="checkbox"/> Road Cross Sections
<b>LOCATION MAP</b> <input checked="" type="checkbox"/> Vicinity Map Showing Relation to One (1) Mile Radius <input checked="" type="checkbox"/> Legal Description/Proof of Ownership <input checked="" type="checkbox"/> Public Land Corners or Other Acceptable Monuments <input checked="" type="checkbox"/> North Point <input checked="" type="checkbox"/> Scale (Minimum 1" = 400')	<b>PROPOSED</b> <input checked="" type="checkbox"/> Subdivision Acreage <input checked="" type="checkbox"/> Number of Lots <input checked="" type="checkbox"/> Average Lot Size (Acreage) <input checked="" type="checkbox"/> Utility/Easement Locations & Widths <input checked="" type="checkbox"/> Type of Water/Septic System <input checked="" type="checkbox"/> Approval from the Health Dept <input type="checkbox"/> Open Areas <input type="checkbox"/> Parking <input type="checkbox"/> Street Names (Numerical Designation Required) <input type="checkbox"/> Proposed Phasing Schedule
<b>TOPOGRAPHY</b> <input checked="" type="checkbox"/> Contours <input checked="" type="checkbox"/> Countour Intervals Noted (Minimum 5' Intervals)	
<b>GEOLOGY</b> <input checked="" type="checkbox"/> Flood Plain Designation, If Applicable <input type="checkbox"/> Attach Depth to Water/Drainage/Permeability <input checked="" type="checkbox"/> Attach Soil Types & Depth	<b>ENGINEERING DATA</b> <input checked="" type="checkbox"/> Name, Address & Phone <input checked="" type="checkbox"/> Date Drawn

**Appointment of Designated Agent**

I, we the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my, our representative for all transactions regarding this Application between myself/ourselves, as owner(s), and Bingham County:

Designated Agent: Chris Street, HLE

Property Owner Signature: [Signature]

Date: 6-4-24

Property Owner Signature: Penny Fowler

Date: 6-4-24

**DECLARATION:** By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Board. I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

**Applicant(s):**

Signature

Date

Signature

Date

[Signature]  
Penny Fowler

6-4-24  
6-4-24



#### **10-14-8: DESIGN STANDARDS:**

A. Provisions: Subdivision improvements and facilities done, constructed or made in accordance with said provisions shall comply with the minimum design standards set forth in this chapter; provided however, that any higher standards adopted by the Public Works Department, State Highway Department or the Health Department shall prevail over those set forth herein.

B. Improvements: All improvements such as roads, private roads, easements, water facilities, sewer facilities, irrigation systems, street lights, storm drainage system, and curb, gutter and sidewalks shall be the responsibility of the developer. Construction plans shall be prepared and submitted with the final plat. All final approval for construction plans shall be with the responsible agencies.

C. Building Permits: Building permits will not be approved for any development on lots until all improvements are installed and final approval is received from all agencies and departments involved. Final approval for each phase of the project must be received from the Board.

#### **10-14-5: FINAL PLAT:**

After the approval or conditional approval of the preliminary plat, the developer may cause the total parcel, or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. The developer shall submit to the Administrator the following:

A. Copies Of Plat: Three (3) copies of the final plat.

B. Copies Of Engineering Drawings: Three (3) copies of the final engineering construction drawings for streets, water, sewer, sidewalks, irrigation system, estimate of cost and plans for any other public improvements, if applicable.

C. Compliance: The final plat shall include and be in compliance with the provisions of Idaho Code title 50, chapter 13, and shall be drawn to a scale suitable to ensure the clarity of all lines, bearings and dimensions. If more than one sheet is required for the final plat, including any certificates, all sheets shall be serially numbered as sheet 1 of 2, etc., as per Idaho Code section 50.1305.

D. Administrator Review:

1. Upon receipt of the final plat, the Administrator shall review the final plat for compliance with the approved or conditionally approved preliminary plat and compliance with all other requirements provided in this title. If the Administrator determines that there is a substantial difference in the final plat from the preliminary plat or the conditions have not been met, the Administrator may have the developer resubmit the plat to the commission.

2. If the Administrator determines the final plat is in compliance with all requirements as provided herein and there is no substantial difference from the preliminary approval, the Administrator shall affix the date of acceptance on the plat.

E. Approval Period: The final plat may not be recorded until all the fees are paid, a surety bond or other financial provisions posted or recorded along with a signed and recorded development agreement approved by the Board. The final plat must be recorded within two (2) years from the date of final approval by the Board; otherwise, such approval becomes null and void. The developer may request a one time extension not to exceed one year, said extension must be submitted prior to the expiration date. One year extension may only be granted by the Board.

**10-14-11: FINANCIAL AGREEMENT:**

Prior to the Board signing the final plat:

A. The subdivider or the applicant shall have previously constructed all required improvements and secured a certificate of completion from the County, or filed with the County Clerk a surety bond or other acceptable guarantee of performance to ensure the actual construction of such improvements as submitted and approved.

B. The improvements when covered by a surety bond shall be constructed within two (2) years from the date of recording of the final plat; provided, however, the Board may extend the period one year upon showing of just cause by the subdivider.

C. Such surety bond or other guarantee shall be in the amount of one hundred twenty percent (120%) of the estimated cost of the improvements as determined by the County.