

STATE OF IDAHO)
 : ss. Monday, June 9, 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Commissioner Jensen
 Lindsey Dalley- Commission Clerk

CASH WARRANTS

One (1) Cash Warrant was approved in the amount of \$60.00.

CLAIMS

Claims were approved in the amount of \$139,224.76.

COLLEGE OF EASTERN IDAHO

One (1) Certificate of Residency was approved and sent to the College of Eastern Idaho for the following Bingham County student: Matthew W. Munoff.

Decision: Commissioner Jensen moved to approve and sign Cash Warrants, Claims, Administrative Documents and Personnel Action Forms. Commissioner Jackson seconded. All voted in favor. The motion carried.

STAFF MEETING

Present: Laura Lora- Payroll/Indigent Services
 Donavan Harrington- County Assessor
 Debbie Cunningham- Chief Deputy Assessor
 Wendy Mecham- GIS
 Jimmy Roberts- County Coroner
 Scott Reese- Emergency Services/Parks & Recreation
 Laraine Pope- Human Resource Director
 Tiffany Olsen- Planning & Development Director
 Tanna Beal- County Treasurer
 Sheri Landon- Court Supervisor
 Shawn Hill- Probation Services
 Jeff Gardner- Sheriff
 Jordyn Nebeker- Chief Deputy Sheriff
 Tanna Beal- Treasurer
 Danette Miller- Elections Office
 Ryan Jolley- Prosecuting Attorney

Excused: Jason Marlow- Building Maintenance
 Pamela Eckhardt- County Clerk
 Gordon Croft- Blackfoot Chief of Police
 Dusty Whited- Public Works Director
 Cody Lewis- Treatment Court
 Carmen Willmore- Extension Office
 Matt Galloway- IT Director

The Commissioners met with department heads and Elected Officials for the June 2025 Staff Meeting. Commissioner Jensen conducted Staff Meeting.

Pledge of Allegiance: Commissioner Jensen conducted.

Approval of Minutes for Staff Meeting held in May 2025: There were no changes to be made. Therefore, the Staff Meeting Minutes for May were approved as written.

Special Presentation: No special presentation.

Safety Concerns: Debbie Cunningham mentioned that the Department of Motor Vehicles will need to look into an ADA counter.

Employee Years of Service Recognition: Donovan Harrington recognized Wendy Mecham for 25 years of service to Bingham County. Wendy worked in the Planning & Zoning Department for 16 ½ years as a Permit Tech, moved into the Assessors office working on deeds and is now in the GIS Department. Mr. Harrington stated that Wendy is the go to person for anything map related and is a huge asset to Bingham County.

Wendy Mecham stated that she has worked with great people, learned a lot and especially enjoys working with the public. If she doesn't know the answer, she will work to figure it out.

Ryan Jolley recognized Desiree Figg for five (5) years of service to Bingham County. Mr. Jolley stated that Desiree works on the felony drug caseload and does a great job for the county.

Chairman Manwaring: Had no updates at this time.

Commissioner Jackson: Briefly discussed courses that he attended during the recent Idaho Association of Commissioners and Clerks Conference.

Commissioner Jensen: Stated that he also attended the Idaho Association of Commissioners and Clerks Conference, which was very informative for him.

Laura Lora: Stated that Clerk Eckhardt is not in attendance but would like to thank all department heads and elected officials for their work on budget narrative and plans. Ms. Lora reiterated to all if there are individuals that have not scheduled their budget review meeting with the Commission Clerk, Lindsey Dalley, to please do so.

Ms. Lora stated that the open house for Danette Millers retirement will be held in Commission Chambers on June 24, 2025 from 1:00 p.m., to 3:00 p.m.

Donavan Harrington: Stated that Assessment Notices have been mailed and their department has received several telephone calls already.

Jimmy Roberts: Stated that the county mobile morgue was deployed for use in Madison County.

Scott Reese: Stated that the parks are open/operating.

Sheri Landon: Had no updates at this time.

Laraine Pope: Had no updates at this time.

Tiffany Olsen: Stated that Planning & Development has a vacant Building Inspector position and have not received very many applications. If anyone knows of someone who may be interested, please have them contact her.

Shawn Hill: Had no updates at this time.

Ryan Jolley: Had no updates at this time.

Jeff Gardner: Stated that the new jail addition will be open June 11th.

Tanna Beal: Stated that the second half of property taxes are due June 20th.

Danette Miller: Stated that she would also like to thank Wendy Mecham for all of her help over the years and thanked everyone in attendance for their friendship and support over the years.

Commissioner Jensen stated next Staff Meeting is scheduled for Monday, July 7, 2025 at 8:30 a.m.

Nothing further.

THE MOTION PASSED TO DISMISS UNTIL WEDNESDAY JUNE 11, 2025


PAMELA W. ECKHARDT, CLERK
Lindsey Dalley- Commission Clerk-----


WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Wednesday, June 11, 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Commissioner Jensen
 Lindsey Dalley- Commission Clerk

PUBLIC WORKS

Present: Dusty Whited- Public Works Director
 Paul Rogers- County Legal Counsel
 Pamela Eckhardt- County Clerk
 Laura Lora- Chief Deputy Clerk

The Board met with Dusty Whited to discuss updates within the Public Works Department, along with other agenda items.

Discussion was held in regards to an invoice owed to Double M Ag & Irrigation in the amount of \$728.45 to hook flow meter to power at the Thurston property, which is county owned property. Said invoice is to be paid from Fund: 50-00-559-00 (PILT).

Decision: Commissioner Jensen moved to approve the payment of invoice from Double M Ag & Irrigation in the amount of \$728.45 to hook flow meter to power at the Thurston property. Said invoice is to be paid from Fund: 50-00-559-00 (PILT). Commissioner Jackson seconded. All voted in favor. The motion carried.

Next, discussion was held in regards to the request for county payment for purchase of micro seal for the City of Firth, wherein they will reimburse the cost to the county. Legal Counsel will put together an agreement between Bingham County and City of Firth stating that the county will purchase the materials but the City of Firth will reimburse in the approximate amount of \$10,000.00.

Decision: Commissioner Jackson moved to approve the request from the City of Firth to reimburse the county for micro seal and there will be an agreement drafted by Legal Counsel in regards to the same. The approximate cost will be \$10,000.00. Commissioner Jensen seconded. All voted in favor. The motion carried.

HUMAN RESOURCES

Present: Laraine Pope- Human Resources

The Board met with Laraine Pope to discuss updates within the Human Resources Department.

EXECUTIVE SESSION

The Board met to hold an Executive Session pursuant to Idaho Code §74-206(1)(a)&(b), to consider personnel matters. Commissioner Jensen moved to go into Executive Session pursuant to Idaho Code §74-206(1)(a)&(b), to consider personnel matters. Commissioner Jackson seconded. Both in favor. The Board moved into Executive Session at 10:31 a.m. Commissioner Jensen moved to go out of Executive Session. Commissioner Jackson seconded. The Board moved out of Executive Session at 11:09 a.m.

Decision: Commissioner Jensen moved to allow Human Resources to offer the position for Solid Waste Truck Driver, as discussed within Executive Session. Commissioner Jackson seconded. All voted in favor. The motion carried.

Commissioner Jackson moved to place this job offer on hold until the previous employers can be contacted for further information. This matter will be scheduled for another meeting at a later date. Commissioner Jensen seconded. All voted in favor. The motion carried.

PAUL ROGERS- COUNTY LEGAL COUNSEL

Present: Paul Rogers- County Legal Counsel
Tiffany Olsen- Planning & Development Director
Addie Jo Jackman- Planning & Development Assistant Director
Linda Engle- Portneuf Resource Council
Zoom: Teresa McKnight- REDI

The Board met with Paul Rogers to discuss updates within the county, along with other agenda items.

Discussion was held in regards to the consideration of adopting a Moratorium on Commercial Solar, Commercial Battery, and Agricultural Solar Energy Land Uses pursuant to Idaho Code Section 67-6523.

After discussion, it was agreed upon by the Board that they were not in favor of adopting a moratorium and would direct Planning & Development to work with Legal Counsel to draft proposed ordinance verbiage.

No decision was made.

PLANNING & DEVELOPMENT

Present: Tiffany Olsen- Planning & Development Director
Paul Rogers- County Legal Counsel
Addie Jo Jackman- Planning & Development Assistant Director

The Board met with Tiffany Olsen to discuss updates within the Planning & Development Department, along with other agenda items.

Discussion was held in regards to the ordinance adopting amendments to Bingham County Code Title 10 Zoning Regulations pursuant to Idaho the Boards Public Hearing and approval on May 30, 2025. Said Ordinance to be approved is Ordinance 2025-06.

Decision: Commissioner Jackson moved to approve both the Summary of Ordinance 2025-6, which will be advertised, and Ordinance 2025-06, to be recorded. Commissioner Jensen seconded. All voted in favor. The motion carried. Said Summary is as follows and the entire Ordinance can be located within the Clerks Office:

**SUMMARY OF
BINGHAM COUNTY ORDINANCE 2025-06**

AN ORDINANCE OF BINGHAM COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, TO AMEND THE FOLLOWING REGULATIONS WITHIN TITLE 10 *ZONING REGULATIONS* OF BINGHAM COUNTY CODE:

- (1) CHAPTER 3 *ADMINISTRATION; HEARING REGULATIONS*, SPECIFICALLY SECTION 10-3-6 *PUBLIC HEARINGS*
AMENDMENTS INCLUDE DEFINING HOW PUBLIC HEARING NOTIFICATIONS ARE MAILED AND POSTED ON-SITE; and
- (2) CHAPTER 14 *SUBDIVISION REGULATIONS*, SPECIFICALLY:
 - (a) SECTION 10-14-3 *ORIGINAL PARCEL*
AMENDMENTS INCLUDE PARCELS USING LEGALLY RECORDED ACCESS AND VACATING A SUBDIVISION WILL NOT REINSTATE DIVISION RIGHTS; and
 - (b) 10-14-4 *PRELIMINARY PLAT*
AMENDMENTS INCLUDE REQUIREMENTS FOR SUBMISSION OF A PRELIMINARY PLAT APPLICATION; and
 - (c) 10-14-5 *FINAL PLAT*
AMENDMENTS INCLUDE REQUIREMENTS FOR SUBMISSION OF A FINAL PLAT; and
 - (d) 10-14-7 *COMBINING PRELIMINARY AND FINAL PLATS (SHORT PLATS)*
AMENDMENTS INCLUDE REQUIREMENTS FOR SHORT PLAT CONSIDERATION AND WHEN A FINAL PLAT MAY BE RECORDED; and
 - (e) 10-14-8 *DESIGN STANDARDS*
AMENDMENTS INCLUDE CLARIFICATION TO PRIVATE INGRESS/EGRESS ACCESS AND RIGHT-OF-WAY DEDICATION; and
 - (f) 10-14-9 *SPECIAL DEVELOPMENTS*
AMENDMENTS INCLUDE REMOVING SCENIC AREAS, CLARIFYING HISTORICAL AREAS TO BE HISTORICALLY REGISTERED BUILDINGS, AND ADDING RIPARIAN AREA; and
 - (g) 10-14-11 *FINANCIAL AGREEMENT*
AMENDMENTS INCLUDE THE ADDITION OF PUBLIC AND PRIVATE IMPROVEMENTS TO INFRASTRUCTURE IMPROVEMENTS AND ALLOWING FOR A FINANCIAL GUARANTEE TO BE PLACED FOR THE OUTSTANDING PORTION OF INFRASTRUCTURE IMPROVEMENTS; and
- (3) CHAPTER 7 *SPECIFIC USE PERFORMANCE STANDARDS* SECTION 35 *TOWER; BROADCAST, CELL, TELECOMMUNICATION*
AMENDMENTS INCLUDE REGULATIONS FOR FEDERALLY LICENSED AMATEUR RADIO STATION

AND PROVIDING THAT ALL OTHER SECTIONS IN TITLE 10 NOT AMENDED SHALL REMAIN IN EFFECT; AND PROVIDING WHEN THIS ORDINANCE IS EFFECTIVE

The full text of this Ordinance is available at the County Clerk's Office, Bingham County Courthouse Room 204, located at 501 North Maple Street, Blackfoot, Idaho 83221, during the office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, except for Federal Holidays.

I have reviewed the foregoing summary and believe it provides a true and correct summary of Ordinance No. 2025-06 and that the summary provides adequate notice to the public of the contents of this Ordinance.

DATED this 11 day of June, 2025.

(SEAL)




PAMELA ECKHARDT, Bingham County Clerk

Publish: June 14, 2025

THE MOTION PASSED TO DISMISS UNTIL FRIDAY JUNE 13, 2025


PAMELA W. ECKHARDT, CLERK

Lindsey Dalley- Commission Clerk-----


WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Friday, June 13, 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Commissioner Jensen
 Lindsey Dalley- Commission Clerk

CLAIMS

Claims were approved in the amount of \$511,802.52.

PERSONEL ACTION FORMS

The Board approved Personnel Action Forms, which were as follows:

New Employee Status Sheet:	Part time Scale House Operator
	Detention Deputy
	Crusher Operator
	Seasonal Chipping Crew Truck Driver
	Driver's License Examiner
	Seasonal Roadside Mower
Salary Increase Form:	Probation Officer
	Park Manager
	Sr. Equipment Operator
	Legal Assistant/Victim Witness Coord.

Decision: Commissioner Jensen moved to approve Cash Warrants, Claims, Administrative Documents and Personnel Action Forms. Commissioner Jackson seconded. All voted in favor. The motion carried.

TAX INQUIRY DOCUMENTS

The Board met to approve and sign Tax Inquiry documents, which were as follows:

RP0485400 YEAR 2024 Homeowners Exemption taken off by mistake.

Decision: Commissioner Jackson moved to approve and sign the Tax Inquiry as submitted. Commissioner Jensen seconded. All voted in favor. The motion carried.

ALCOHOL LICENSE TRANSFER FOR PINDALE LANES LLC DBA PINDALE LANES TO NOYES VENTURES LLC DBA PINDALE LANES

The Board met to approve and sign the Alcohol License Transfer for Pindale Lanes LLC dba Pindale Lanes to Noyes Ventures LLC dba Pindale Lanes.

Decision: Commissioner Jensen moved to approve the Alcohol License Transfer for Pindale Lanes LLC dba Pindale Lanes to Noyes Ventures LLC dba Pindale Lanes. Commissioner Jackson seconded. All voted in favor. The motion carried.

REVIEW OF COURTS BUDGET

Present: Sheri Landon- Court Supervisor
Pamela Eckhardt- County Clerk
Laura Lora- Chief Deputy Clerk

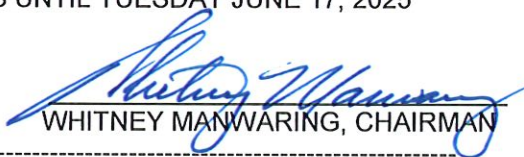
The Board met to review the FY 2026 proposed budget.

THE MOTION PASSED TO DISMISS UNTIL TUESDAY JUNE 17, 2025



PAMELA W. ECKHARDT, CLERK

Lindsey Dalley- Commission Clerk-----



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Tuesday, June 17, 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Commissioner Jensen
 Lindsey Dalley- Commission Clerk

APPROVAL & SIGNING OF REAL ESTATE LEASE AGREEMENT WITH BLAINE HILLMAN

Present: Paul Rogers- County Legal Counsel
 Tiffany Olsen- Planning & Development Director

The Board met to approve and sign the Real Estate Lease Agreement with Blaine Hillman.

The Board was in favor of the proposed lease, other than one small amendment due to the Hillmans placing hay on a portion of the property.

Decision: Commissioner Jensen moved to approve and sign the Hillman Property Lease as proposed. Ms. Olsen and Chairman Manwaring will visit with Mr. Hillman to have him sign the document. Commissioner Jackson seconded. All voted in favor. The motion carried.

REVIEW OF CORONERS BUDGET

Present: Jimmy Roberts- County Coroner
Laura Lora- Chief Deputy Clerk
Pamela Eckhardt- County Clerk
Jan Niesh- Idaho State Journal
Flint Christensen- Chief Deputy Coroner
Beth Ann Roberts- Wife of Jimmy Roberts

The Board met to review the FY 2026 proposed budget for the Coroners Office.

REVIEW OF ELECTION OFFICE BUDGET

Present: Danette Miller- Election Director
Kelli Robbins- Elections
Pamela Eckhardt- County Clerk
Laura Lora- Chief Deputy Clerk

The Board met to review the FY 2026 proposed budget for the Election Office

REVIEW OF PROSECUTORS OFFICE BUDGET

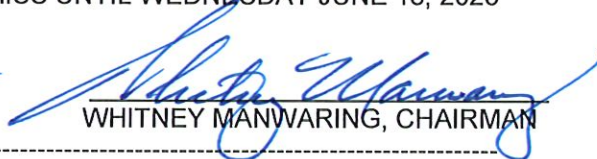
Present: Ryan Jolley- Prosecuting Attorney
Ollie Wimbish- Chief Deputy Prosecuting Attorney
Jodi Allen- Assistant Office Manager
Pamela Eckhardt- County Clerk
Laura Lora- Chief Deputy Clerk

The Board met to review the FY 2026 proposed budget for the Prosecutors Office Budget.

THE MOTION PASSED TO DISMISS UNTIL WEDNESDAY JUNE 18, 2025



PAMELA W. ECKHARDT, CLERK
Lindsey Dalley- Commission Clerk-----



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Wednesday, June 18, 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
Commissioner Jackson
Commissioner Jensen
Lindsey Dalley- Commission Clerk

MEETING TO SIGN 1ST AMENDED ESTELLA ESTATES SUBDIVISION FINAL PLAT

Present: Tiffany Olsen- Planning & Development Director
 Paul Rogers- County Legal Counsel
 Terry Fowler- Developer

The Board met to approve and sign the 1st Amended Estella Estates Subdivision Final Plat.

Decision: Commissioner Jensen moved to approve and sign the 1st Amended Estella Estates Subdivision Final plat. Commissioner Jackson seconded. All voted in favor. The motion carried.

RESOLUTION 2025-20

The Board met to approve Bingham County Resolution 2025-20, a resolution regarding the destruction of Election records maintained by the Clerk's Office.

Decision: Commissioner Jensen moved to approve and sign Resolution 2025-20, a resolution regarding the destruction of Election records maintained by the Clerk's Office. Commissioner Jackson seconded. All voted in favor. The motion carried and said resolution was approved as follows:

BINGHAM COUNTY RESOLUTION 2025-20

**RESOLUTION REGARDING THE DESTRUCTION OF ELECTION RECORDS
MAINTAINED BY THE CLERK'S OFFICE**

WHEREAS the Bingham County Clerk has requested permission to destroy certain election records; and,

WHEREAS Idaho Code §31-871 empowers the Board of County Commissioners with the responsibility for classifying records for purposes of retention and destruction; and

WHEREAS Idaho Code §34-217 specifically addresses election records; and

WHEREAS the Bingham County Clerk has represented that the records for which destruction is sought pertain to matters which have been concluded for the designated period of time allowed in the above-referenced sections of the Idaho Code; and

WHEREAS none of the records for which destruction is requested are required to be kept by the County permanently and indefinitely pursuant to Idaho Code §31-709.

THEREFORE, it is hereby resolved:

That the following may be disposed of pursuant to Idaho Code §34-217(1) (a-g) as being at least five years, from the date the records were created:

2020 Cancelled or Purged Voter Registration Cards

March 10, 2020 Presidential Primary Election, Aberdeen and Shelley Joint School District Levies Combination Election Record and Poll Books, including the ballot accounting pages.

May 19, 2020 Primary Election, Firth Supplemental Levy and Moreland Cemetery Override Levy Combination Election Record and Poll Books, including the ballot accounting pages.

That the following **March 14, 2023 Blackfoot and Snake River School Supplemental Levies** records may be disposed of pursuant to Idaho Code §34-217(2) (a-g) as being at least two years, from the date the records were created:

Completed absentee ballot request forms; tally books; voted ballots; any ballots that were required to be duplicated before being counted; certified lists of candidates or declaration of candidacy forms from special districts used for ballot preparation; certified ballot language from special districts for any question placed on the ballot; absentee ballot affidavit envelopes, including the indication of the signature's acceptance or rejection; ballot stubs; correspondence relating to an elector's voter registration; logic and accuracy test ballot decks; write-in packets; test ballots; oaths; and transport carrier logs.

That the following May 16, 2023 Blackfoot Rural Library District Trustee Election records may be disposed of pursuant to Idaho Code §34-217(2) (a-g) as being at least two years, from the date the records were created:

Completed absentee ballot request forms; tally books; voted ballots; any ballots that were required to be duplicated before being counted; certified lists of candidates or declaration of candidacy forms from special districts used for ballot preparation; certified ballot language from special districts for any question placed on the ballot; absentee ballot affidavit envelopes, including the indication of the signature's acceptance or rejection; ballot stubs; correspondence relating to an elector's voter registration; logic and accuracy test ballot decks; write-in packets; test ballots; oaths; and transport carrier logs.

That the following May 24, 2024 Primary Election consisting of: Federal, State, Judicial, County and Precinct Committeemen Candidates, Snake River and Aberdeen School District Levies, Moreland Cemetery District Permanent Override Levy and Bingham County Commissioners Advisory Question records may be disposed of pursuant to Idaho Code §34-217(3) (a-f) as being one year from the date the records were created:

Notice of election; personal identification affidavits; ballot tracking logs; automated tabulation election logs; receipt of supplies; copy of the election definition and program used in tabulating ballots electronically and in the ballot marking device; record of the number of ballots printed and furnished to each polling place; and oath of challenge forms.

Furthermore, such records may be destroyed after June 18, 2025.

Signed and dated this 18 day of June, 2025.



ATTEST:


Pamela W. Eckhardt, Clerk

BINGHAM COUNTY COMMISSIONERS


WHITNEY MANWARING, Chairman


ERIC JACKSON, Commissioner


DREW JENSEN, Commissioner

REASON & DECISION- SHELLEY FIRTH FIRE DISTRICT ZONE CHANGE

The Board met to approve and sign the Reason & Decision for the Shelley Firth Fire District Zone Change from "A" Agriculture to "C2" Heavy Commercial.

Decision: Commissioner Jackson moved to approve and sign the Reason & Decision for the Shelley Firth Fire District Zone Change. Commissioner Jensen seconded. All voted in favor. The motion carried.

REASON & DECISION- SLT PROPERTIES LLC ZONE CHANGE

The Board met to approve and sign the Reason & Decision for the SLT Properties LLC Zone Change from "A" Agriculture and "M1" Light Manufacturing to "M1" Light Manufacturing.

Decision: Commissioner Jensen moved to approve and sign the Reason & Decision for the SLT Properties LLC Zone Change. Commissioner Jackson seconded. All voted in favor. The motion carried.

SHERIFFS OFFICE

Present: Jeff Gardner- Sheriff
Jordyn Nebeker- Chief Deputy Sheriff
Paul Rogers- County Legal Counsel

The Board met with Sheriff Gardner to discuss updates within the Sheriffs Office.

PUBLIC WORKS

Present: Dusty Whited- Public Works Director
Paul Rogers- County Legal Counsel

The Board met with Dusty Whited to discuss updates within the Public Works Department, along with other agenda items.

Discussion was held in regards to the submitted Prior Approval for Major Purchase of crusher screens. Said purchase is in the amount of \$5,541.42 from Kimball Equipment Company and is to be paid from Fund: 02-46-491-01 (Road & Bridge- Crusher- Equipment Maintenance).

Decision: Commissioner Jackson moved to approve the Prior Approval for Major Purchase of crusher screens. Said purchase is in the amount of \$5,541.42 from Kimball Equipment Company and is to be paid from Fund: 02-46-491-01 (Road & Bridge- Crusher- Equipment Maintenance). Commissioner Jensen seconded. All voted in favor. The motion carried.

REQUEST FOR WAIVER OF BUILDING PERMIT FEES FOR THE ABERDEEN WASTE WATER TREATMENT PLANT PROJECT- REQUESTED BY MAYOR LARRY BARRETT- CITY OF ABERDEEN

Present: Tiffany Olsen- Planning & Development Director
Paul Rogers- County Legal Counsel
Larry Barrett- Mayor of City of Aberdeen

The Board met to discuss the submitted request for waiver of Building Permit Fees for the Aberdeen Waste Water Treatment Plant project.

Mayor Barrett explained that building fees are going to be tagged onto the project costs and he is trying to keep the cost down as low as possible as most of the tax payers in Aberdeen are low income.

Chairman Manwaring asked Mayor Barrett to explain how the project was funded, wherein Mayor Barrett explained that a portion of the project is paid for by the grant. Mayor Barrett stated the amount not covered by the grant will be on bond, which is why he is trying to save as much cost and keeping the rates low for citizens.

Ms. Olsen explained this grant was received through SICOG and in speaking with Keller Engineering, who designed the project and are responsible for putting together a package in the grant application that says to accomplish the court mandated improvements at the waste water plant that are enforced by the Department of Environmental Quality, it is going to so much in funding. Ms. Olsen stated she reached out to Keller and asked the engineer what amount was included for building permit fees, wherein he advised her that they included a 10% contingency to cover unforeseen or anticipated expenditures. Ms. Olsen stated that Keller did not look at the fee schedule located on the website or reach out for any information on fees. Therefore, there was not a certain number included for fees but Ms. Olsen reiterated that it was included as part of the lump sum of their project, so 10% on \$17 Million.

Ms. Olsen referred to the list of fees provided to the Board and Mayor Barrett for review and explained that the list shows what each of the permits are that are known currently. Ms. Olsen stated in the permit tracking system, if work is started without construction, it automatically calculates the penalty but Planning & Development would be happy to remove that penalty, if the Board chooses, as it is costly and not taken lightly. Ms. Olsen stated that fees are based on a percentage of the project and the cost. There is a plan review fee and a permit fee, along with a flood plain development fee for each permit. Ms. Olsen stated the fees cover cost for mileage, employees time and fuel, as this project will take a number of inspections to complete the project.

Ms. Olsen stated this does not encompass the entire project and there are other buildings that are yet to be permitted but this is what has been calculated thus far. Ms. Olsen stated that Planning & Development has done everything they can in working with the engineer, as far as the project continuing.

Chairman Manwaring stated that he would be in favor of waiving some of the fees but believes that some fees should be paid in order to help pay wages and costs incurred. Commissioner Jackson and Commissioner Jensen agreed.

Discussion was held in regards to waiving the penalty fee in the amount of \$35,323.00, the plan review fees in the amount of \$7,816.66 and any future plan review fees for this project. All Commissioners were in favor.

Decision: Commissioner Jensen moved to waive the penalty fee in the amount of \$35,323.00 and plan review fees in the amount of \$7,816.66, along with any future plan review fees for the Aberdeen Waste Water Treatment Plant project. Commissioner Jackson seconded. All voted in favor. The motion carried.

REVIEW OF IT DEPARTMENT BUDGET

Present: Matt Galloway- IT Director
 Laura Lora- Chief Deputy Clerk
 Pamela Eckhardt- County Clerk

The Board met to review the proposed FY 2026 budget for the IT Department.

REVIEW OF PROBATION DEPARTMENT BUDGET

Present: Shawn Hill- Probation
Pamela Eckhardt- County Clerk
Laura Lora- Chief Deputy Clerk
Mary Reyes- Probation
Mark Gough- Probation

The Board met to review the proposed FY 2026 budget for the Probation Department.

DISCUSSION REGARDING REQUEST TO INCREASE FUNDING FOR THE SHELLEY SENIOR CENTER

Present: Steven Thyberg- Shelley Senior Center
Laraine Schaeffer- Shelley Senior Center

The Board met to discuss the request to increase funding allocated from the County to the Shelley Senior Center.

Mr. Thyberg stated that due to the increase in inflation costs to operate the senior center, they are requesting an increase of \$8,000 per year.

There was no decision made at this time and this request would be further discussed within budget planning.

MEETING TO CONSIDER SLT PROPERTIES, LLC, ZONING AMENDMENT APPLICATION PETITION FOR RECONSIDERATION PURSUANT TO IDAHO CODE SECTION 67-6535 (2)(B) AND BINGHAM COUNTY CODE SECTION 10-10-3(a)

Present: Jackie Harris- Citizen
Jeff Harris- Citizen
Lyle Campbell- Citizen
Tara Lyon- Citizen
Carla Murdock- Citizen
Neil Murdock- Citizen
Megan Winter- Representative for SLT Properties LLC
Keith Salisbury- Citizen
Brent Lyon- Citizen
Chelsey Campbell- Citizen
Ann Marie Campbell- Citizen
Scott Searle- SLT Properties, LLC
Natalie Baldwin- Citizen

The Board held a meeting to consider SLT Properties, LLC's Zoning Amendment Application Petition for Reconsideration pursuant to Idaho Code Section 67-6535(2)(b) and Bingham County Code Section 10-10-3(A). Chairman Manwaring welcomed all to the meeting and introductions were held for the record.

The request for reconsideration was submitted on May 29, 2025, by David Krueck of Hawley Troxell Ennis & Hawley LLP, representing the Landowners.

At onset of the meeting, Chairman Manwaring stated in conjunction with the Public Hearing held on April 14, 2025, he has a conflict and should recuse himself pursuant to Idaho Code Section 74-403 and 74-404.

Chairman Manwaring moved to appoint Commissioner Jensen as Acting Chairman. Commissioner Jackson seconded. All voted in favor. The motion carried.

With Commissioner Jensen, as Acting Chairman, and Commissioner Jackson present, the time was turned over to Paul Rogers, County Civil Attorney, who stated that today's meeting is listed as a reconsideration, which is set out in Bingham County Code 10-10-3, which was reviewed for the record as follows:

10-10-3 (B): The Reconsideration hearing shall not be a public hearing but shall be a meeting open to the public. The hearing shall be an "on the record review," The Board shall only consider the underlying record, the written request for reconsideration, and the written specific deficiencies in the decision submitted by affected persons if any. The hearing shall be limited to consideration of the issue(s) included in the request for reconsideration. No oral testimony will be allowed from the audience or by the appellant. The Board may request legal advice from county legal counsel.

10-10-3(C): The Board may affirm, reverse, or modify the underlying decision. The Board may reverse or modify the underlying decision only if: (1) the Board finds that the substantial rights of the appellant or affected party has/have been prejudiced; and (2) the underlying decision is in violation or excess of constitutional or statutory authority; made upon unlawful procedure; not supported by substantial evidence; or arbitrary, capricious, or an abuse of discretion. The Board shall not have the authority to waive any requirements of this title or to take any action that is contrary to the specific provisions of this title.

Mr. Rogers referred to the submitted Petition for Reconsideration and explained that the request is that the Board reverse the previous denial and approve the Zoning Amendment from "R/A" Residential/Agriculture to "A" Agriculture.

REASON

Commissioner Jensen stated that he spoke with Ms. Olsen in regards to if the Application met all code requirements, to which Ms. Olsen confirmed they had and per Exhibit A-1 of the Staff Report, it states "There are also several agriculture related businesses near the proposed site, including a honey farm, a cattle farm and a wheat farm. Policy B1, Orderly growth in Bingham County Comprehensive Plan states "this policy mandates orderly and rational growth patterns". Commissioner Jensen stated the subject property sits in Agriculture instead of Residential/Agriculture with the surrounding areas.

Per Bingham County Code 10-10-3(C)(1), Commissioner Jensen asked Commissioner Jackson if he felt that the substantial rights of the appellant or affected party have been prejudiced in anyway. Commissioner Jackson stated that he does feel as though the rights of the appellant or affected party had been prejudiced as most of the testimony received during the Public Hearing held on April 14th was pertaining to a gravel pit and not specific to the zone change. Commissioner Jensen concurred and stated that he also feels that the rights of the appellant or affected party have been prejudiced as there was no testimony specific to the zone change.

Next, Mr. Rogers asked the Board when hearing testimony previously, could the Board remove any testimony regarding a gravel pit from its decision making and if so, would the Board's decision be different than the decision made on April 14, 2025. Commissioner Jensen again stated that he felt as though the Board was prejudiced and that in review of the minutes from the Planning & Zoning Commission Public Hearing, there was no testimony or codes presented as to why the Application should be denied.

Commissioner Jackson stated that the subject area is already an Agricultural area and he is not sure why mining is listed under Agricultural uses because you cannot eat the things that are mined. Commissioner Jackson stated that Agricultural are things that can be eaten or drank and asked Legal Counsel if mining is defined in all counties throughout the state as allowed in Agriculture designations, to which Mr. Rogers referred to Exhibit S-1, which states that the Comprehensive Plan defines Agriculture as some development of agriculture histories can include livestock, agriculture service businesses, recreational facilities, natural resources and public surface facilities. Mr. Rogers stated that all of those uses read can be permitted with a Conditional Use Permit but none of those list mining. Mr. Rogers stated that natural resources is defined as mining within other portions of code.

Commissioner Jackson stated within the hearing held on April 14, 2025, he did not separate the gravel pit from the zone change and therefore, reiterated that the Applicant was prejudiced. There was testimony that most individuals were okay with the Agriculture zoning as the farming has been there for 50+ years including the spray zones but as far as the gravel pit, that will need to be heard as a separate application, if the Applicant chooses to apply.

Both Commissioner Jensen and Commissioners Jackson agreed that the substantial rights of the Appellant or affected party have been prejudiced by the gravel pit testimony and mining.

Mr. Rogers stated the next item to be taken into consideration by the Board is if there is a lack of substantial evidence to make its decision and if there was not to withhold or deny the change in the Comprehensive Plan, that would be the second requirement. Commissioner Jensen asked Commissioner Jackson if he felt there was any evidence read or heard that should deny the Agricultural Comprehensive Plan Amendment. Commissioner Jackson stated that the property already aligns with the agriculture as it has been farmed for the last 50 + years and therefore fits the requirement. Commissioner Jensen stated that he agreed with Commissioner Jackson and that he did not feel there was any evidence to prevent the Board from approving the Comprehensive Plan Amendment to Agriculture.

Mr. Rogers stated if both requirements have been met, the Board has the authority to reverse or modify its previous decision. Commissioner Jensen and Commissioner Jackson both agreed that the previous decision should be reversed and approve the Application.

Commissioner Jackson and Commissioner Jensen both confirmed that they had reviewed the Motion for Reconsideration and the information provided assisted the Board in separating the two items.

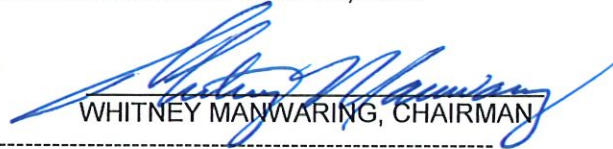
DECISION

Commissioner Jackson stated that the Board found that the substantial rights of the appellant or affected party has been prejudiced and the underlying decision is in violation and is not supported by substantial evidence. Therefore, Commissioner Jackson moved to reverse the underlined decision and approve the Application for Zoning Amendment from "R/A" Residential/Agriculture to "A" Agriculture, submitted by SLT Properties LLC. Commissioner Jensen seconded. All voted in favor. The motion carried.

A written decision shall be provided to the Applicant and/or affected person within sixty (60) days of receipt of the Request for Reconsideration or the Request is deemed denied. A decision shall not be deemed final for purposes of Judicial Review unless the process required Idaho Code Section 67-6535(2)(b) has been followed. The twenty-eight (28) day time-frame for seeking Judicial Review is tolled until the date of the written decision regarding reconsideration, or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

THE MOTION PASSED TO DISMISS UNTIL FRIDAY JUNE 20, 2025


PAMELA W. ECKHARDT, CLERK
Lindsey Dalley- Commission Clerk-----


WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Friday, June 20, 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Commissioner Jensen
 Lindsey Dalley- Commission Clerk

CASH WARRANT

Cash Warrants were approved in the amount of \$6,500.00, \$16,034.00 and \$4,082.47, for a total of \$26,616.47.

CLAIMS

Claims were approved in the amount of \$362,312.51.

PERSONNEL ACTION FORMS

The Board approved Personnel Action Forms, which were as follows:

Salary Increase Form: Detention Deputy
 Detention Deputy

Decision: Commissioner Jackson moved to approve Cash Warrants, Claims, Administrative Documents and Personnel Action Forms. Commissioner Jensen seconded. All voted in favor. The motion carried.

APPROVAL OF REASON & DECISION REGARDING ZONE CHANGE FROM "A" AGRICULTURE TO "R/A" RESIDENTIAL/AGRICULTURE, SUBMITTED BY ROSENDO VERA MIRALES

The Board met to approve and sign the Reason & Decision for the Zone Change from "A" Agriculture to "R/A" Residential/Agriculture, submitted by Rosendo Vera Mirales.

Decision: Commissioner Jensen moved to approve and sign the Reason & Decision for the Zone Change from "A" Agriculture to "R/A" Residential/Agriculture, submitted by Rosendo Vera Mirales. Commissioner Jackson seconded. All voted in favor. The motion carried.

EXECUTIVE SESSION

The Board met to hold an Executive Session pursuant to Idaho Code §74-206(1)(a)&(b), to consider personnel matters. Commissioner Jensen moved to go into Executive Session pursuant to Idaho Code §74-206(1)(a)&(b), to consider personnel matters. Commissioner Jackson seconded. Both in favor. The Board moved into Executive Session at 8:22 a.m. Commissioner Jensen moved to go out of Executive Session. Commissioner Jackson seconded. The Board moved out of Executive Session at 8:50 a.m.

Decision: Commissioner Jensen moved to allow Human Resources to re-advertise the Building Maintenance Specialist job position. Commissioner Jackson seconded. All voted in favor. The motion carried.

PRIOR APPROVAL FOR MAJOR PURCHASE- SHERIFFS OFFICE

Present: Jeff Gardner- Sheriff
Jordyn Nebeker- Chief Deputy Sheriff

The Board met to hold discussion and make a decision in regards to two (2) submitted prior approval forms.


Discussion was held in regards to the submitted prior approval for major purchase of a 2025 Can-Am Maverick Trail 1000 side by side w. rigid roof. In an effort to reduce OHV fatalities and injury accidents, the Sheriffs office is expending OHV Grant Funding to purchase this side by side which will increase the ability to successfully educate and enforce OHV Trails in Bingham County. Said purchase is in the amount of \$16,034.00 and is to be paid from Fund 9137 (Sheriffs Revolving Trust).

Decision: Commissioner Jackson moved to approve the prior approval for major purchase of a 2025 Can-Am Maverick Trail 1000 side by side w. rigid roof. Said purchase is in the amount of \$16,034.00 and is to be paid from Fund 9137 (Sheriffs Revolving Trust). Commissioner Jensen seconded. All voted in favor. The motion carried.

Next, discussion was held in regards to the submitted prior approval for major purchase of a 2025 Look Element 7 x 14 enclosed trailer. Said purchase is to transport the new side by side and increase the ability to successfully educate and enforce on OHC trails in Bingham County. Said purchase is in the amount of \$6,500.00 and is to be paid from Fund: 9137 (Sheriffs Revolving Trust).

Decision: Commissioner Jensen moved to approve the Prior Approval for Major Purchase of a 2025 Look Element 7 x 14 enclosed trailer. Said purchase is in the amount of \$6,500.00 and is to be paid from Fund: 9137 (Sheriffs Revolving Trust). Commissioner Jackson seconded. All voted in favor. The motion carried.

THE MOTION PASSED TO DISMISS UNTIL MONDAY JUNE 23, 2025



PAMELA W. ECKHARDT, CLERK

Lindsey Dalley- Commission Clerk-----



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Monday, June 23, 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Commissioner Jensen
 Lindsey Dalley- Commission Clerk

REVIEW OF ROAD & BRIDGE BUDGET

Present: Dusty Whited- Public Works Director
 Troy Lenhart- County Road & Bridge
 Pamela Eckhardt- County Clerk
 Laura Lora- Chief Deputy Clerk

The Board met to review the FY 2026 proposed budget for the Road & Bridge Department.

Chairman Manwaring stated that the Board moved out of regular Commission Agenda and into the Board of Equalization.

BOARD OF EQUALIZATION APPEAL HEARING- DARREN & MARIA STUMBO

Present: Debbie Cunningham- Chief Deputy Assessor
 Shelli Conn- Appraiser
 Donavan Harrington- County Assessor
 Britney Periera- Appraiser in Training
 Becca Goodwin- Appraiser
 Rob Lora- Appraiser

The Board of Equalization met to hold an Appeal Hearing for Darren & Maria Stumbo. Chairman Manwaring welcomed all to the meeting and introductions were held.

Chairman Manwaring reviewed the rules and procedure of the Appeal Hearing. Chairman Manwaring reiterated that the Appellant was not in attendance.

Commission Clerk, Lindsey Dalley, swore in all those who would be testifying.

Shelli Conn presented on behalf of the Appraisal Office and stated the subject property has a 2025 assessed value of \$207,157.00, total square footage of 891, no basement, has a detached garage of 1920 square feet and is on 7.0 acres. Ms. Conn reviewed the comparable properties, which were as follows:

1) Located at 540 Hwy 26

Sale Price	\$85,000
Sales Date	11/13/2024
Year built	1995
Main Floor Sq footage	924
Basement	None
Garage	None
Lot Size	0.0 acres

2) Located at 448 W. Hwy 26

Sales Price	\$68,000
Sales Date	2/26/2024
Year built	1992
Main Floor Sq Footage	845
Basement	None
Garage	None
Lot Size	0.0 acres

3) Located at 850 Parkway Drive

Sales Price	\$65,000
Sales Date	3/29/2024
Year Built	1997
Main Floor Sq Footage	728
Basement	None
Garage	None
Lot Size	0.0 acres

Next, discussion was held in regards the Appeal filed by Maria Stumbo for the RP0326401, wherein said Appellant was not present.

Ms. Cunningham stated that the appraisal department is not aware where the subject trailer is located and therefore unable to assess the home. Ms. Stumbo had advised the appraisal department that she had received the trailer from a friend for free and therefore, she did not believe that she should have to pay any taxes on it. Ms. Cunningham stated that she explained to Ms. Stumbo that just because someone gave the trailer to her, there is no value. Ms. Stumbo then advised Ms. Cunningham that it was not currently livable and that work would need to be done to the trailer. Ms. Cunningham stated that she advised Ms. Stumbo that the appraisal department would need to come look at the trailer, wherein Ms. Stumbo stated that she would advise the appraisal department when they could do so but have heard nothing further. Again, Ms. Cunningham explained that she had went to the property where the trailer was supposed to be located and was unable to locate the trailer.

Ms. Cunningham stated that Ms. Stumbo provided no information as to the subject trailer nor any information to prove the assessed value is too high.

Chairman Manwaring stated that a decision will be made at a later date and notice will be mailed to the property owner/appellant.

THE MOTION PASSED TO DISMISS UNTIL WEDNESDAY JUNE 25, 2025



PAMELA W. ECKHARDT, CLERK
Lindsey Dalley- Commission Clerk-----



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Wednesday, June 25, 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
Commissioner Jackson
Commissioner Jensen
Lindsey Dalley- Commission Clerk

PERSONNEL ACTION FORMS

The Board met to approve Personnel Action Forms, which were as follows:

New Employee Status Sheet: Truck Driver
Employee Status Sheet: Part-time Emergency Communications Officer to Full-time
Emergency Communications Officer.

Decision: Commissioner Jensen moved to approve Cash Warrants, Claims, Administrative Documents and Personnel Action Forms. Commissioner Jackson seconded. All voted in favor. The motion carried.

APPROVAL OF APRIL 2025 COMMISSIONER MINUTES

The Board met to approve the Commissioner Minutes for April 2025. Chairman Manwaring confirmed with Commissioner Jensen and Commissioner Jackson that they had reviewed the proposed minutes and have no changes to be made. Commissioner Jensen and Commissioner Jackson both confirmed.

Decision: Commissioner Jackson moved to approve and sign Commission Minutes for April 2025. Commissioner Jensen seconded. All voted in favor. The motion carried.

SHERIFFS OFFICE

Present: Jeff Gardner- Sheriff
Jordyn Nebeker- Chief Deputy Sheriff
Matt Galloway- IT Director
Chad Kent- Sheriffs Office
Paul Rogers- County Legal Counsel
Jason Marlow- Building Maintenance
Pamela Eckhardt- County Clerk

The Board met with Sheriff Gardner to discuss updates within the Sheriffs Office, along with other agenda items.

Discussion was held in regards to courthouse security and door fobs and the potential to replace the current system.

No decision was made.

PUBLIC WORKS

Present: Dusty Whited- Public Works Director
 Paul Rogers- County Legal Counsel
 Troy Lenhart- Road & Bridge Supervisor
 Kraig Edwards- Weeds Supervisor
 Derrick Going- Solid Waste Supervisor

The Board met with Dusty Whited to discuss updates within the Public Works Department, along with other agenda items.

Discussion was held in regards to Bingham County Resolution 2025-21, a formal resolution declaring certain Bingham County property not necessary for use in Bingham County, specifically for the Road and Bridge Department for 13 broom bristles.

Decision: Commissioner Jackson moved to approve and sign Resolution 2025-21, a formal resolution declaring certain Bingham County property not necessary for use in Bingham County, specifically for the Road and Bridge Department for 13 broom bristles. Commissioner Jensen seconded. All voted in favor. The motion carried and said resolution was adopted as follows:

**BINGHAM COUNTY
RESOLUTION NO. 2025-21**

**A FORMAL RESOLUTION DECLARING CERTAIN BINGHAM COUNTY PROPERTY
NOT NECESSARY FOR USE IN BINGHAM COUNTY, IDAHO**

WHEREAS, The Bingham County Commissioners have the authority to manage county property, (Idaho Code §31-807);

WHEREAS, The Bingham County Commissioners have the authority to sell or offer for sale personal property not exceeding two hundred fifty dollars (\$250) in value at private sale, (Idaho Code §31-808);

THEREFORE BE IT HEREBY RESOLVED, by the Board of County Commissioners, Bingham County, Idaho, that the following items may be sold as excess property:

**BINGHAM COUNTY ROAD & BRIDGE
13 broom bristles**

DATED this 25th day of June 2025.

ATTEST:




Pamela W. Eckhardt
Bingham County Clerk

BINGHAM COUNTY COMMISSION


Whitney Manwaring, Chairman


Eric Jackson, Commissioner


Drew Jensen, Commissioner

Next, the Board reviewed the FY 2026 proposed budget for Solid Waste and Weeds Departments.

HUMAN RESOURCES

Present: Laraine Pope- Human Resources
Pamela Eckhardt- County Clerk
Laura Lora- Chief Deputy Clerk

The Board met with Laraine Pope to discuss updates within the Human Resources department, along with review of the FY 2026 proposed budget for Human Resources.

APPROVAL & SIGNING OF JULY 2025 BEEF MONTH PROCLAMATION

Present: Matt Thomson- Citizen
Sarah Thomson- Citizen

The Board met to approve and sign the July 2025 Beef Month Proclamation.

Commissioner Jensen read said proclamation for the record.

Decision: Commissioner Jensen moved to approve and sign the July 2025 Beef Month Proclamation. Commissioner Jackson seconded. All voted in favor. The motion carried and Commissioner Jensen read said proclamation, which was as follows:

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

JULY 2025 BEEF MONTH PROCLAMATION

WHEREAS, for more than 100 years Idaho cattle ranchers have formed a natural partnership of land stewardship and productivity through generations of ranching families who care for our natural resources and quality of life; and

WHEREAS, there are approximately 2.5 million head of cattle valued at \$1.75 billion dollars in Idaho, leaving a tremendous positive impact on surrounding communities and the economy of Bingham County; and

WHEREAS, the Idaho beef industry, which represents the state's second largest agricultural industry, is an integral part of Bingham County's economy; and

WHEREAS, beef cattle are raised in every County throughout Idaho; and

WHEREAS, beef is a significant source of protein, iron, folate, zinc, and other important nutrients for physical and mental development, health, and body maintenance; and


WHEREAS, beef provides delicious, easy meal solution for families in Bingham County to feed and nourish their families; and

NOW, THEREFORE, BE IT RESOLVED, we, the Bingham County Commissioners, do hereby proclaim July 2025, to be,

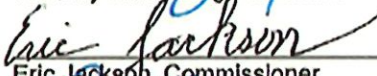
BINGHAM COUNTY BEEF MONTH


DATED this 25th day of June, 2025.

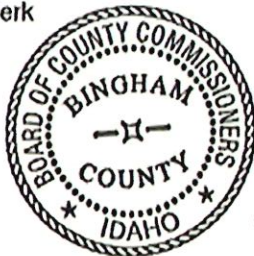
ATTEST:


Pamela W. Eckhardt
Bingham County Clerk


Whitney Manwaring, Chairman


Eric Jackson, Commissioner


Drew Jensen, Commissioner



"Potato Capital"

MEETING TO RECEIVE THE PLANNING & ZONING COMMISSION'S RECOMMENDATION TO APPROVE THE HENDRICKS HOLLOW SUBDIVISION, A 4-LOT SUBDIVISION ON APPROXIMATELY 4.50 ACRES, LOCATED AT 480 W. 300 N. TRESSEL ROAD, BLACKFOOT, IDAHO

Present: Tiffany Olsen- Planning & Development Director
Chris Street- HLE

The Board held a meeting to receive the Planning & Zoning Commission's recommendation to approve the Hendricks Hollow Subdivision, a 4-Lot Subdivision on approximately 4.50 acres, located at 480 W. 300 N., Tressel Road, Blackfoot, Idaho. Chairman Manwaring welcomed all to the meeting and introductions were held for the record.

Ms. Olsen presented Staff Report for the record.

There were no questions for county staff and the Board held discussion and deliberation, wherein they found the following:

Commissioner Jackson asked Ms. Olsen why the lane does not follow the property line, wherein Ms. Olsen explained that is the existing features and the lane extends access to Mr. Hendricks home. Commissioner Jackson asked Ms. Olsen if there is a ditch that runs along the lane, to which Ms. Olsen stated there was not and that it would actually be on the opposite side of the lane. Commissioner Jackson stated that could make landscaping and taking care of the weeds interesting. Ms. Olsen stated in some of the photos that portion is open landscape area and does not believe there is any grass but would anticipate with future development that there would be landscaping improvements made.

Chairman Manwaring stated there was no opposition to the Application during the Planning & Zoning Commission Public hearing and it is a simple Application. Chairman Manwaring stated that 3 of the lots are 1.01 acres and 1 lot is 1.36 acres which will allow for individual septic and sewer. Chairman Manwaring stated this development will be on a private road.

The Board reviewed Bingham County Code Section 10-4-2(C), wherein 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 that have:

1. Suitability of parcel for agricultural purposes.
 - a. The Board had no concerns. Chairman Manwaring added that this would allow individuals to have a garden or a few animals. Commissioner Jensen stated that this portion of land would be hard to farm and would be suitable for housing but still have a garden.
2. Proximity to existing areas of similar population density.
 - a. The Board had no concerns.
3. Lot size compatible with existing lot sizes in the immediate area.
 - a. The Board had no concerns.
4. Compatible with the existing uses in the immediate area.
 - a. The Board had no concerns.
5. Protection from incompatible uses.
 - a. The Board had no concerns.

6. Accessibility to adequate utilities.
 - a. The Board had no concerns. Chairman Manwaring stated the subject area has adequate utilities. Commissioner Jensen stated that the subject property is one mile from other municipal connections.
7. Adequate service by roadways.
 - a. The Board had no concerns.

Next, the Board reviewed and found the following:

- a. The Board found that the Application met the requirements of Bingham County Code Section 10-4-2(C) as the purpose of the "R/A" Residential/Agriculture zone is to permit the establishment of low density single-family dwellings with lot sizes sufficient for individual sewer and water facilities that have suitability of parcel for agricultural purposes; proximity to existing areas of similar population density; lot size compatible with existing lot sizes in the immediate area; compatible with existing uses in the immediate area; protection from incompatible uses; accessibility to adequate utilities; and adequate service by roadways. The Board reviewed the Application and did not have any concerns; and
- b. The Board found that 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 an individual culinary well and individual septic system and drain field on each lot; and
- c. The Board found that the Application met the requirements of Bingham County Code Title 10, Chapter 14, *Subdivision Regulations*. More specifically, Bingham County Code Section 10-14-4(B)(4)(d) as a letter was received from the Dubois Ditch Company stating the Applicant is in good standing with the company, that all assessments, fees and obligations related to water rights and ditch maintenance had been paid in full; and
- d. The Board found that legal access to all four (4) lots will be from an existing driveway that will be converted to a 50-foot wide access easement from 300 N Tressel Road, with an emergency turnaround; and
- e. The Board found that 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

Chairman Manwaring stated that he has no concerns in regards to the Application and the fact that the issue with the irrigation was taken care of since the first Application and will be through pressurized irrigation system with water assessed by the People's Canal and Irrigation Company to serve all lots with irrigation delivered through the Dubois Ditch. Ms. Olsen stated that this information could be placed on the plat.

Nothing further.

DECISION

Commissioner Jackson moved to approve the Application to create a 4-Lot Subdivision, to be known as Hendricks Hollow Subdivision, located at approximately 480 W. 300 N., Blackfoot, Idaho, on approximately 4.50 acres as proposed by property owners Rodney & Robin Hendricks. Commissioner Jensen seconded.

Chairman Manwaring stated it has been motioned and seconded to uphold the decision of the Planning & Zoning Commission to approve Hendricks Hollow Subdivision, a 4-Lot Subdivision in a "R/A" Residential/Agriculture Zoning District for Rodney & Robin Hendricks at 480 W. 300 N. (Tressel Road), Blackfoot, Idaho. This decision is based upon review of the Reason & Decision of the Planning & Zoning Commission and the discussion held. No further discussion. 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.

AGENDA AMENDMENT FOR CONTINUANCE OF 2:00 P.M., TO 2:45 P.M.

Commissioner Jensen moved to amend the agenda to continue the 2:00 p.m., agenda item with Paul Rogers, to 2:45 p.m. Commissioner Jackson seconded. All voted in favor. The motion carried.

WEEKLY UPDATE MEETING WITH PAUL ROGERS- COUNTY LEGAL COUNSEL

Present: Paul Rogers- County Legal Counsel
Tiffany Olsen- Planning & Development Director

The Board met with Paul Rogers to discuss miscellaneous updates on county civil matters, which included the process to repeal an ordinance on a previously approved zone change and upcoming code amendments.

BINGHAM COUNTY'S PROPOSED COMPREHENSIVE PLAN MAP AREA DESIGNATION OF RESIDENTIAL/AGRICULTURAL AND A ZONING DISTRICT DESIGNATION OF "R" RESIDENTIAL FOR FOUR LOTS OF THE DISINCORPORATED ATOMIC CITY PLAT NOW WITHIN BINGHAM COUNTY'S JURISDICTION (LOTS 9-12 OF BLOCK 7 OF ATOMIC TOWNSITE, A DISINCORPORATED CITY); AND IF APPROVED;

ALAX VIEW ESTATES SUBDIVISION, A REPLAT OF LOTS 9-12 OF BLOCK 7 OF THE PLAT OF ATOMIC CITY, A DISINCORPORATED CITY.

Present: Tiffany Olsen- Planning & Development Director
Paul Rogers- County Legal Counsel
Jamie Hansen- Applicant's Representative

The Board met to hear the Bingham County's proposed Comprehensive Plan Map Area Designation of Residential/Agricultural and a Zoning District designation of "R" Residential for four lots of the Disincorporated Atomic City Plat now within Bingham County's jurisdiction (Lots 9-12 of Block 7 of Atomic Townsite, a Disincorporated City); if approved; Alax View Estates Subdivision, a replat of Lots 9-12 of Block 7 of the plat of Atomic City, a disincorporated city. Chairman Manwaring welcomed all to the meeting and introductions were held for the record.

Ms. Olsen presented Staff Report for the record.

After presentation of the Staff Report and confirmation that there were no additional questions for county staff, the Public Hearing was opened and testimony was presented at the Public Hearing, which was as follows:

(CC-6) Jamie Hansen, Surveyor and Applicant's Representative, stated that by taking the 4-Lots and creating one 1-Lot, it is not changing the intended use and will benefit the area. Mr. Hansen stated that most homes in the subject area are on more than one (1) lot but prior to the disincorporation, it was not an issue and did not have to follow the rules that are required to be followed now.

Tiffany Olsen, Planning & Development Director, stated that code section amendments have been made in local code to allow in situations where there are short plats (4 lots or less), to go through an administrative process in the beginning and hold one (1) public hearing before the Board or another similar method that she would be able to present a preliminary plat and final plat at the same time in order to shorten the timeframe.

There were no questions for the Applicant's Representative.

Chairman Manwaring asked if there was any testimony in favor, neutral nor in opposition, to which there was none and the Public Hearing was closed.

REASON

The Board held deliberation and based on the entire record, the Board finds the following:

1. Atomic City was formally disincorporated on November 30, 2020, by Order and Declaration of Disincorporation signed by the Bingham County Board of Commissioners; and
2. When the Order was recorded, the designation of Comprehensive Plan Map Areas nor Zoning Districts were designated; and
3. Following the procedures set forth in Bingham County Code Sections 10-3-6, 10-15-2(A), and 10-15-3, the Commission found that it was in the County's best interest and a benefit to the public for the subject four (4) lots within the former Atomic City Boundaries to be designated with a Comprehensive Plan Map Area of Residential/Agricultural. This was based on the lack of a Comprehensive Plan Map designation following the disincorporation of Atomic City and Residential/Agricultural being the most appropriate and closely related Comprehensive Plan Map designation to support the proposed zoning designation of Residential and to provide a higher density of residential development that Atomic City was platted to support; and
4. The subject four (4) lots shall be designated with a zoning "A" Residential based on Bingham County Code Section 10-6-6(B)(2) which allows platted subdivisions to be one-half (1/2) acre with well or septic coupled with an appropriate shared community water or septic system. The proposed replat is for one (1) lot consisting of 0.55 acres with a connection to Atomic Water Works community water system; and
5. Bingham County Code Section 10-4-2 (D) *Purpose of Zones* states the "R" Residential zone is to preserve desirable residential neighborhood characteristics and to prevent overcrowding of the land while encouraging the development of areas which are best suited for residential purposes that have lot sizes compatible with existing lot sizes in the immediate vicinity, accessibility of municipal services, compatibility with existing uses in the immediate vicinity, and adequate service by roadways; and

6. The Alax View Estates Subdivision Application met the requirements of Bingham County Code 10-4-2(D) as the purpose of the "R" Residential Zoning District as the lots are located within a former townsite, are compatible with existing uses in the immediate vicinity, have adequate service by roadways; and
4. The proposed subdivision met the requirements of Bingham County Code Title 10 Chapter 14 *Subdivision Regulations* and contains one lot consisting of approximately 0.55 acres, which is consistent with the Residential Zoning District's Area Regulations (Bingham County Code Section 10-6-6(B)(2)), with development on the one-lot having potable and irrigation water served by the Atomic Water Works and a future individual septic system and drain field subject to permitting with the Idaho Department of Public Health; and
5. The recommended Comprehensive Plan Map Area designation of Residential/Agriculture is consistent with and support the Residential Zoning District. The Board found the Residential/Agriculture area is most compatible with current and future land uses; 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 stated that the proposed zoning designation was not a step that was thought about during the disincorporation process and there are other areas within the county that were platted years ago that need to be addressed. Chairman Manwaring stated that with little city lots over ½ an acre which allows it to be hooked up to sewer or water, wherein the Applicant has received a letter to approve water connection.

Commissioner Jensen stated that he has no concerns regarding the Application.

The Board reviewed the Comprehensive Plan, wherein the specific purpose of this plan is to promote the orderly development of the county, to conserve and stabilize the value of property and otherwise promote the health, safety and general welfare of the people of the County as follows:

- a) To protect property rights and the use of property while not adversely impacting neighboring property values more than is necessary.
 - i. The Board had no concerns.
- b) To ensure that adequate public facilities and services are provided to the people at a reasonable cost.
 - i. The Board had no concerns.
- c) To ensure that the economy of the county is protected and enhanced.
 - i. The Board had no concerns.
- d) To ensure that the important environmental features of the county are protected and enhanced.
 - i. The Board had no concerns.
- e) To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals.
 - i. The Board had no concerns.
- f) To encourage urban and urban-type development within or near incorporated cities.
 - i. The Board had no concerns.
- g) To avoid undue concentration of population and overcrowding of land.

- i. The Board had no concerns.
- h) To ensure that the development on land is commensurate with the physical characteristics of the land.
 - i. The Board had no concerns.
- i) To protect life and property in areas subject to natural hazards and disasters.
 - i. The Board had no concerns.
- j) To protect fish, wildlife and recreation resources.
 - i. The Board had no concerns.
- k) To avoid undue water and air pollution.
 - i. The Board had no concerns.
- l) To allow local school districts to participate in community planning and development to address school needs and impacts on an ongoing basis.
 - i. The Board had no concerns. Chairman Manwaring added that notice is provided to the school but there has never been a response, which is challenging.

The Board held deliberation in regards to Bingham County Code Section 10-4-2 (D), wherein the purpose of the "R" zone is to preserve desirable residential neighborhood characteristics and to prevent overcrowding of the land while encouraging the development of areas which are best suited for residential purposes that have the following:

- 1) Close proximity to existing townsites or which are contiguous to another "R" or "R/A" Zone.
 - a. The Board found no concerns.
- 2) Lot size compatible with existing lot sizes in immediate vicinity.
 - a. The Board found no concerns.
- 3) Accessibility of municipal services or the possibility of extension of services in the foreseeable future.
 - a. The Board found no concerns.
- 4) Compatibility with existing uses in the immediate vicinity.
 - a. The Board found no concerns.
- 5) Protection from incompatible uses.
 - a. The Board found no concerns.
- 6) Adequate service by roadways.
 - a. The Board found no concerns.

Chairman Manwaring stated that he has no concerns in regards to the Application and stated that Bingham County Code Section 10-6-6(B)(3) provides that one-half (1/2) acre with well or septic coupled with an appropriate shared community water or septic system may be developed on land zoned Residential.

Commissioner Jackson stated that he has no concerns in regards to the Application.

Commissioner Jensen stated that he has no concerns in regards to the Application.

DECISION

Decision: Commissioner Jensen moved to uphold the decision of the Planning & Zoning Commission to approve the Comprehensive Plan Map Designation of "R/A" Residential/Agriculture and the Zoning Designation of "R" Residential, of 4-Lots of the disincorporated Atomic City Plat now within Bingham County's jurisdiction, as the Application fits within the various considerations set forth in the plan and complies with the specific purposes of the Residential area by promoting the health, safety and general welfare of the people and of the county. Commissioner Jensen seconded. All voted in favor. The motion carried.

Decision: Commissioner Jackson moved to uphold the decision of the Planning & Zoning Commission to approve the Alax View Subdivision, a replat of Lots 9-12, to create 1 buildable lot on Block 7 of the disincorporated Atomic City Plat now within Bingham County jurisdiction. 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.

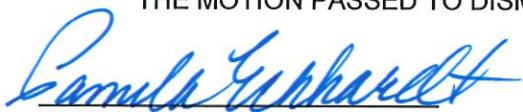
Regulatory Takings: Additionally, the Applicant may request a regulatory takings analysis as per Idaho Code Section 67-8003. An affected person aggrieved by a final decision concerning matters identified in Section 67-6521(1)(a), Idaho Code may within twenty-eight (28) days after all remedies have been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

PLANNING & DEVELOPMENT

Present: Tiffany Olsen- Planning & Development Director
 Paul Rogers- County Legal Counsel

The Board met with Tiffany Olsen to discuss updates within the Planning & Development Division, which included building division updates and upcoming items on the Planning & Zoning Commission schedule.

THE MOTION PASSED TO DISMISS UNTIL THURSDAY JUNE 26, 2025



PAMELA W. ECKHARDT, CLERK

Lindsey Dalley- Commission Clerk-----



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss.
County of Bingham)

Thursday, June 26, 2025

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Commissioner Jensen
 Lindsey Dalley- Commission Clerk

REVIEW OF PLANNING & DEVELOPMENT BUDGET

Present: Tiffany Olsen- Planning & Development Director
 Pamela Eckhardt- County Clerk
 Laura Lora- Chief Deputy Clerk

The Board met to review the proposed Fiscal Year 2026 budget for Planning & Development.

REVIEW OF SHERIFFS OFFICE BUDGET

Present: Jeff Gardner- Sheriff
 Jordyn Nebeker- Chief Deputy Sheriff
 Lt. Fellows- Sheriffs Office
 Lt. Ramirez- Sheriffs Office
 Sgt. Kent- Sheriffs Office
 Sgt. Kris Talbot- Sheriffs Office
 Lt. Yancey- Sheriffs Office
 Pamela Eckhardt- County Clerk
 Laura Lora- Chief Deputy Clerk

The Board met to review the proposed Fiscal year 2026 budget for the Sheriffs Office.

BOARD OF EQUALIZATION- THE BANK OF COMMERCE

Present: Rich Friess- Attorney for The Bank of Commerce
 Debbie Cunningham- Chief Deputy Assessor
 Gary Shewey- Appraiser
 Becca Goodwin- Appraiser
 Rob Lora- Appraiser

The Board of Equalization met to hold an Appeal Hearing for The Bank of Commerce. Chairman Manwaring welcomed all to the meeting and introductions were held.

Chairman Manwaring reviewed the rules and procedure of the Appeal Hearing.

Commission Clerk, Lindsey Dalley, swore in all those who would be testifying.

Mr. Friess presented on behalf of the Bank of Commerce and stated that he received information late yesterday afternoon regarding the subject property in Shelley. There are two pieces of property that the bank owns and the one being discussed today is the parking lot, wherein when the assessment was received it stated there was a commercial building on the lot which is what has caused the confusion. In seeing that, it was a concern that they were being taxed for something that was not there but the information received yesterday indicates that it is not necessarily a building but is the parking lot with asphalt and acreage. The confusion was for prior years, the assessments did not show the asphalt as part of the value

but is showing this year. Therefore, the Bank of Commerce is not disputing the value but more so there was confusion of the change this year but not showing previous years.

The Board had no questions for Mr. Friess.

Mr. Shewey presented on behalf of Bingham County and stated that the parking lot is its own parcel and the bank building itself is on a different parcel. Based upon the legal descriptions, it is appropriate to include paving, infrastructure for lawn and site prep, which is valued at \$2.55 per square foot with depreciation of 15%.

Mr. Shewey reviewed the cost estimate spreadsheet provided to the Board.

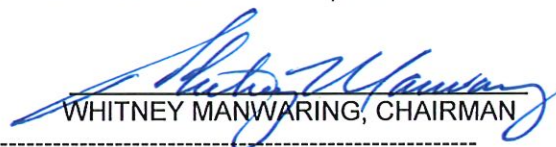
There were no questions for Mr. Shewey and no rebuttal from the Appellant.

Chairman Manwaring stated that a decision will be made at a later date and documentation will be mailed to the Appellant.

THE MOTION PASSED TO DISMISS UNTIL FRIDAY JUNE 27, 2025



PAMELA W. ECKHARDT, CLERK
Lindsey Dalley- Commission Clerk-----



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Friday, June 27 2025
County of Bingham)

THE BOARD OF BINGHAM COUNTY COMMISSIONERS MET IN REGULAR SESSION. The following matters were considered:

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Commissioner Jensen
 Lindsey Dalley- Commission Clerk

CASH WARRANTS

Cash Warrants were approved in the amount of \$506.00, \$500.00 and \$398.00, for a total of \$1,404.00.

CLAIMS

Claims were approved in the amount of \$613,063.75.

PAY ROLL

Payroll was approved in the amount of \$858,082.80.

Decision: Commissioner Jensen moved to approve Cash Warrants, Claims, Administrative Documents and Personnel Action Forms. Commissioner Jackson seconded. All voted in favor. The motion carried.

TAX INQUIRY DOCUMENTS

The Board met to approve Tax Inquiry documents submitted by the Assessors Office, which were as follows:

RP1064301 Year 2024 Homeowners exemption was not calculated correctly

Decision: Commission Jackson moved to approve the Tax Inquiry document submitted by the Assessors Office. Commissioner Jensen seconded. All voted in favor. The motion carried.

PRESENTATION BY KIDS FIRST COALITION REGARDING PROPOSAL FOR A TRI-SHARE MODEL FOR CHILDCARE IN THE REGION

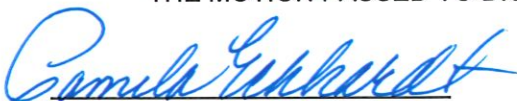
Present: Jeff Hough- Bannock County Commissioner
 Shantay Bloxham- United Way
 Tenielle Call- United Way
 Sadie McMorris- Ameri-Corp- Kids First Coalition

The Board met to hear the presentation by Kids First Coalition regarding the proposal for a Tri-Share Model for Childcare in the Region.

CLAIMS FOR THE PREVIOUS MONTH WERE APPROVED AS FOLLOWS:

Current Expenses	\$593,320.73	Veterans Memorial.....	\$307.11
Road & Bridge	\$964,117.59	Weeds	\$6,935.99
Airport.....	\$51.36	Emergency Communication.....	\$13,466.76
Justice Fund	\$509,536.40	Road & Bridge Special Proj.....	\$48,691.22
District Court.....	\$84,868.96	Waterways.....	\$1,184.21
Preventative Health.....	\$900.00	Opioid Abatement.....	\$3,473.55
Parks & Recreation.....	\$18,802.90	PILT.....	\$581,921.77
Revaluation.....	\$34,494.93	Treatment Court Fund.....	\$5,764.98
Solid Waste	\$330,848.20	Consolidated Elections.....	\$11,680.02
Tort.....	\$19,868.41		

THE MOTION PASSED TO DISMISS UNTIL WEDNESDAY JULY 2, 2025


PAMELA W. ECKHARDT, CLERK
Lindsey Dalley- Commission Clerk-----


WHITNEY MANWARING, CHAIRMAN-----