

STATE OF IDAHO)
 : ss. Monday, June 1, 2026
County of Bingham)

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

PRESENT: Chairman Manwaring
 Commissioner Jensen
 Lindsey Gluch- Commission Clerk
EXCUSED: Commissioner Jackson

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda for June 1, 2026.

Decision: Commissioner Jensen moved to approve the Commission Agenda as posted for June 1, 2026. Chairman Manwaring seconded. Both voted in favor. The motion carried.

STAFF MEETING

Present: Laura Lora- Chief Deputy Clerk/Payroll
 Donavan Harrington- County Assessor
 Debbie Cunningham- Chief Deputy Assessor
 Dusty Whited- Public Works Director
 Scott Reese- Emergency Services/Parks & Recreation
 Sheri Landon- Magistrate/District Court Supervisor
 Laraine Pope- Human Resources Director
 Jason Marlow- Facilities Manager
 Jonathan Stimens- Building Maintenance
 Bryce Butler- Building Maintenance
 Tiffany Olsen- Planning & Development Director
 Ollie Wimbish- Chief Deputy Prosecutor
 Jeff Gardner- Sheriff
 Jordyn Nebeker- Chief Deputy Sheriff
 Tanna Beal- County Treasurer
 Jodie Ricks- Treasurers Office
 Carmen Willmore- Extension Office
 Matt Galloway- IT Director
 Derrick Going- Solid Waste Director
 Wes Wheatley- Blackfoot Chief of Police

Excused: Pamela Eckhardt- County Clerk
 Jimmy Roberts- County Coroner
 Shawn Hill- Probation Department Director
 Ryan Jolley- Prosecutor
 Megan Kearsley- Elections Director

The Commissioners met with department heads and Elected Officials for the June 2026 Staff Meeting. Commissioner Jensen conducted the Staff Meeting.

Pledge of Allegiance: Commissioner Jensen conducted.

Approval of Minutes for Staff Meeting held in May 2026: There were no changes to be made and the minutes for Staff Meeting held in May 2026 were approved as written.

Special Presentation: None at this time.

Safety Concerns: Commissioner Jensen reminded everyone of the parking lot construction project occurring and stated it will be nice to have those improvements completed.

Employee Years of Service Recognition: Chief Deputy Sheriff Jordyn Nebeker covered for Ryan Jolley and recognized Ollie Wimbish for five (5) years of service to Bingham County and stated that Ollie is very attentive, intellectual and when he sees a problem, he can find a solution. Jordyn stated that Chief Deputy is a unique position where you try to be the glue of the entire operation and Ollie does that well.

Laraine Pope stated that it was clear that Bingham County was going to be a winner when Ollie was hired. He is knowledgeable, understanding, caring and Bingham County is lucky to have him as an employee.

Jason Marlow recognized Jonathan Stimens for five (5) years of service to Bingham County and stated that Jonathan has worked in Building Maintenance for two (2) years, but he also worked with Planning Development and the Sheriffs Office. Jason stated that he can tell Jonathan about a project that needs to be done and he will get it done. Jason stated that he enjoys working with Jonathan, he is pleasant to be around, and the county is lucky to have him.

Tiffany Olsen congratulated Jonathan Stimens on five (5) years with Bingham County and stated that she was excited when Jonathan interviewed for the Building Inspector position. Jonathan had credentials that he brought with him to Bingham County, and it took very little training to get him started in the position. Tiffany stated that they were sad to see him leave but happy to see him still working for Bingham County.

Dusty Whited recognized John Kaiser for forty (40) years of service to Bingham County. John started as a Truck Driver with Road and Bridge and is now a Senior Operator. Dusty stated that John could have retired several years ago but he loves his job and that shows his dedication to Bingham County. It is a pleasure to have John as an employee, and he is an incredible asset to Bingham County.

Chairman Manwaring: Had no updates at this time.

Laura Lora: Stated that budget meetings need to be scheduled with Lindsey Gluch, Commission Clerk.

Donavan Harrington: Stated there are two extra documents included with property assessment notices that will be sent out. One is a description of how assessment values work and a checklist that individuals can look at to decide if they are happy with their values or not. The second document explains that online electronic registration is available, along with property tax payments and receiving assessment notices electronically if signed up for that purpose.

Dusty Whited: Stated that the road maintenance program has begun and reminded everyone to be patient and drive safely.

Scott Reese: Had no updates at this time.

Sheri Landon: Had no updates at this time.

Laraine Pope: Had no updates at this time.

Jason Marlow: Stated that he would like to thank everyone for their patience during the parking lot construction project and to please be patient with the public as they may be a little late coming into any appointments due to the extra time that it may take to get inside of the building. Mr. Marlow introduced the new Building Maintenance employee, Bryce Butler.

Tiffany Olsen: Had no update at this time.

Derrick Going: Had no updates at this time.

Ollie Wimbish: Had no updates at this time.

Jeff Gardner: Stated that he would like to formally introduce Blackfoot Police Chief, Wes Wheatley, and stated that he is a great partner to work with.

Tanna Beal: Stated that second half of property taxes are due.

Carmen Willmore: Stated that district horse contest will be held on Friday, 4-H camp is coming up, and their office is preparing for the Eastern Idaho State Fair.

Matt Galloway: Stated that the IT Department has been looking at a new Bluetooth headset that is compatible with the new phone system and they have found one that has worked well. Mr. Galloway stated that he does not have the budget to purchase these headsets for every employee, but test units are available to see if it is worth the investment. These headsets are approximately \$100.00 each.

Chief Wes Wheatley: Stated that he would like to thank everyone that he has the opportunity to work with and if there are any issues with the police department or any suggestions, please feel free to contact him.

Commissioner Jensen stated next Staff Meeting is scheduled for Monday, July 6, 2026, at 8:30 a.m.

Nothing further.

APPROVAL OF SIX (6) ALCOHOL CATERING PERMITS FOR SHOSHONE BANNOCK HOTEL & CASINO, FOR SEVERAL EVENTS

The Board met to approve and sign six (6) Alcohol Catering Permits for Shoshone Bannock Hotel & Casino, for several events held on June 13, 2026, June 20, 2026, July 16, 2026, July 18, 2026, July 24 & 25, 2026 and August 15, 2026.

Decision: Commissioner Jensen moved to approve and sign six (6) Alcohol Catering Permits for Shoshone Bannock Hotel & Casino, for several events. Chairman Manwaring seconded. Both voted in favor. The motion carried.

APPROVAL OF COMMISSION MINUTES FOR APRIL 1-17, 2026

The Board met to approve Commission Minutes for April 1-17, 2026.

Decision: Commissioner Jensen moved to approve and sign Commission Minutes for April 1-17, 2026, as written. Chairman Manwaring seconded. Both voted in favor. The motion carried.

BUILDING MAINTENANCE

Present: Jason Marlow- Facilities Manager

The Board met with Jason Marlow to discuss updates within the Building Maintenance Department.

DECISION TO RENEW FUEL MASTER CONTRACT- REQUESTED BY DUSTY WHITED

Present: Dusty Whited- Public Works Director

The Board met with Dusty Whited to discuss the renewal of the Fuel Master FMLive Contract. Mr. Whited presented the five (5) service packages available, wherein the Board decided that the Limited Package of \$6,562.00 in annual cost would be the best service package.

Decision: Commissioner Jensen moved to approve the Fuel Master FMLive Contract in the amount of \$6,562.00 in annual cost. Chairman Manwaring seconded. Both voted in favor. The motion carried.

DISCUSSION & DECISION REGARDING REQUEST SUBMITTED BY MAYOR BARRETT, CITY OF ABERDEEN, FOR ASSISTANCE WITH ROAD MAINTENANCE

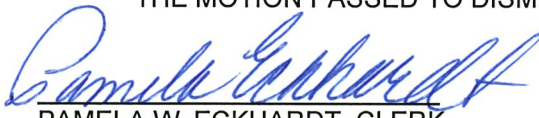
Present: Mayor Larry Barrett- City of Aberdeen
Dusty Whited- Public Works Director

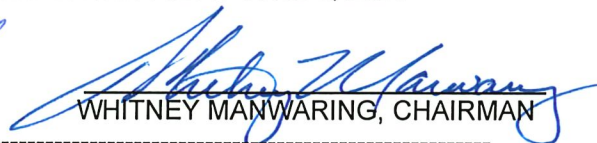
The Board met to hold discussion and make a decision in regard to the request submitted by Mayor Barrett, City of Aberdeen, for assistance with road assistance.

Mr. Whited explained that the county conducts double chip and chip seal for the City of Aberdeen yearly, as they are trying to pave a majority of gravel roads within the city limits so they will have less maintenance. Mr. Whited stated that he has worked with him and the approximate amount to be paid by City of Aberdeen would be approximately \$40,079.62.

Decision: Commissioner Jensen moved to approve request from the City of Aberdeen for county assistance with road maintenance at the proposed amount of \$40,079.62. Chairman Manwaring seconded. Both voted in favor. The motion carried.

THE MOTION PASSED TO DISMISS UNTIL FRIDAY JUNE 5, 2026


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


WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Friday, June 5, 2026
County of Bingham)

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

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

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda, as posted, for June 5, 2026.

Decision: Commissioner Jackson moved to approve the Commission Agenda for June 5, 2026, as posted. Commissioner Jensen seconded. All voted in favor. The motion carried.

CASH WARRANT

The Board met to approve Cash Warrants in the amounts of \$3,000.00 and \$3,000.00, for a total of \$6,000.00

CLAIMS

The Board met to approve Claims in the amount of \$279,646.19.

PERSONNEL ACTION FORMS

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

New Employee Status Sheet:	Seasonal Roadside Mower
	Seasonal Chipping Crew Truck Driver
Salary Increase Form:	Deputy Court Clerk
	Crusher Operator
	Equipment Operator in Training
	Legal Asst./Victim Witness Coordinator
	Park Manager

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.

DECISION REGARDING FUNDING FOR NORTH & CENTRAL BINGHAM SOIL CONSERVATION DISTRICT

The Board met to make a decision with regard to funding for the North & Central Bingham Soil Conservation Districts.

Chairman Manwaring stated that yearly, the county contributes \$3,000 each to the North & Central Bingham Soil Conservation. All Commissioners were in favor.

Decision: Commissioner Jackson moved to approve the contribution in the amount of \$3,000 each to the North & Central Bingham Soil Conservation. Commissioner Jensen seconded. All voted in favor. The motion carried.

TAX INQUIRY FORMS

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

RP8268950 Year 2025 1st half Treasurers Office returned a check to Flying S Title when it should have been applied, Flying S refunded the seller.

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

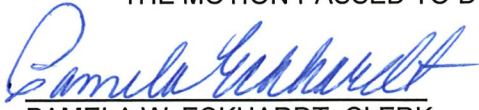
PRESENTATION OF TRI-SHARE/DUO-SHARE PROGRAM, WITH POTENTIAL DECISION-REQUESTED BY SADIE MCMORRIS-PUTT OF KIDS FIRST COALITION

Present: Tanelle Call-
 Sadie McMorris-Putt- Kids First Coalition
 Jeff Hough- Bannock County Commissioner

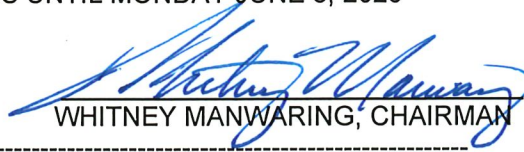
The Board met to receive presentation of Tri-share/Duo- Share Program.

There was no decision made at this time.

THE MOTION PASSED TO DISMISS UNTIL MONDAY JUNE 8, 2026



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



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Monday, June 8, 2026
County of Bingham)

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

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

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda as posted for June 8, 2026, with the cancellation of the Treasurers update meeting.

Decision: Commissioner Jensen moved to approve the Commission Agenda, as posted, for June 8, 2026, with cancellation of the Treasurers update meeting. 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)(d), to consider records that are exempt from public disclosure. Commissioner Jackson moved to go into Executive Session pursuant to Idaho Code §74-206(1)(d), to consider records that are exempt from public disclosure, specifically for indigent cremation case number 2026-4. Commissioner Jensen seconded. Both voted in favor. The Board moved into Executive Session at 2:17 p.m. Commissioner Jackson moved to go out of Executive Session. Commissioner Jensen seconded. The Board moved out of Executive Session at 2:27 p.m.

Decision: Commissioner Jensen moved to approve indigent cremation case number 2026-4, in the amount of \$2,000 to Wilks Funeral Home. Commissioner Jackson seconded. All voted in favor. The motion carried.

REVIEW & SIGN THE LAW ENFORCEMENT MUTUAL ASSISTANCE COMPACT WITH TRI-COUNTIES SHERIFF ASSOCIATION

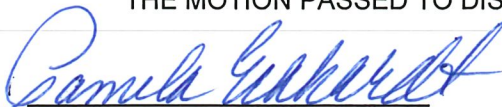
Present: Jordyn Nebeker- Chief Deputy Sheriff

The Board met to review and sign the Law Enforcement Mutual Assistance Company with Tri-Counties Sheriff Association.

Chief Deputy Nebeker explained that the proposed Agreement includes many agencies and if there is an emergency or based upon the situation, one of the parties may need the assistance of another party to provide law enforcement, protection and control. Chief Deputy Nebeker confirmed that Legal Counsel has reviewed the document and has no concerns.

Decision: Commissioner Jackson moved to approve and sign the Law Enforcement Mutual Assistance Company with Tri-Counties Sheriff Association. Commissioner Jensen seconded. All voted in favor. The motion carried.

THE MOTION PASSED TO DISMISS UNTIL WEDNESDAY JUNE 10, 2026


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


WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Wednesday, June 10, 2026
County of Bingham)

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

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

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda for June 10, 2026, as posted.

Decision: Commissioner Jackson moved to approve the Commission Agenda for June 10, 2026, as posted. Commissioner Jensen seconded. All voted in favor. The motion carried.

RESOLUTION 2026-39

The Board met to approve and sign Bingham County Resolution 2026-39, a resolution regarding the destruction of records for the Assessors Office/Department of Motor Vehicles.

Decision: Commissioner Jackson moved to approve Bingham County Resolution 2026-39, a resolution regarding the destruction of records for the Assessors Office/Department of Motor Vehicles. Commissioner Jensen seconded. All voted in favor. The motion carried and said resolution was adopted as follows:

**BINGHAM COUNTY
RESOLUTION 2026-39**

**RESOLUTION REGARDING THE DESTRUCTION OF RECORDS
FOR THE ASSESSORS OFFICE/DEPARTMENT OF MOTOR VEHICLES**

WHEREAS the Bingham County Assessors Office/Department of Motor Vehicles has requested permission to destroy certain records; and

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

WHEREAS the Assessors Office has represented that all records for which destruction is sought pertain to matters which have been concluded for the designated period of time allowed in sections of Idaho Code; and

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

Assessors Office

May 2025

Title and Title Applications

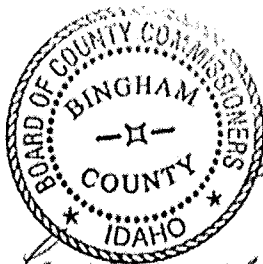
THEREFORE, it is hereby resolved that: The Assessors Office files are hereby classified as "temporary," as defined in I.C. §31-871(1)(d). Furthermore, such records may now be destroyed.

Dated this 10th day of June 2026.

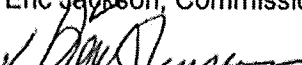
ATTEST:



Pamela W. Eckhardt
Bingham County Clerk



BINGHAM COUNTY COMMISSION


Whitney Manwaring, Chairman
Eric Jackson, Commissioner
Drew Jensen, Commissioner

MEETING TO SIGN THE RELEASE OF DEVELOPMENT AGREEMENT FOR COPPER MEADOWS II SUBDIVISION

Present: Tiffany Olsen- Planning & Development Director

The Board met to sign the Release of Development Agreement for Copper Meadows II Subdivision.

Decision: Commissioner Jensen moved to approve and sign the Release of Development Agreement for Copper Meadows II Subdivision. Commissioner Jackson seconded. All voted in favor. The motion carried.

PUBLIC HEARING FOR PROPOSED VACATION OF 33 FEET OF PUBLIC RIGHT-OF-WAY ALONG THE EAST SIDE OF 500 EAST (BOND ROAD) FOR THE LENGTH OF THE SUBDIVISION AND ADJACENT LOTS 1,3,4,5,6,7 AND 8 OF THE ALVINO ALBA SUBDIVISION TO THE ADJOINING PROPERTY OWNERS, WITH DECISION

Present: Tiffany Olsen- Planning & Development Director

The Board held a Public Hearing for proposed vacation of 33 feet of public right-of-way along the east side of 500 East (Bond Road) for the length of the subdivision and adjacent lots 1,3,4,5,6,7 and 8 of the Alvino Alba Subdivision to the adjoining property owners, with decision. Chairman Manwaring welcomed all to the meeting and introductions were held.

Ms. Olsen explained that the Alvino Alba Subdivision was recorded in 2001 and at that time there was a significant amount of right-of-way that was dedicated to Bingham County, of which included three crossings for water source. Ms. Olsen stated it is not the desire of the County to maintain culverts and bridges within the County right-of-way. In addition, if they are in the County right-of-way they must be developed to the Idaho Standards of Public Works, which are very costly for an Applicant to do. In the best interest of development, if the County were to grant the 33 feet in a vacation to the adjacent property owners, each one of those sections would be independently described by the County contract Surveyor. Ms. Olsen stated that Dusty has procured individual legal descriptions from the contract Surveyor on this project. After the Public Hearing, if approved, an Ordinance would be recorded, Deeds would be prepared using those legal descriptions from Bingham County to each of those adjacent property owners.

Chairman Manwaring asked if there was any testimony in favor, to which there was none.

Chairman Manwaring asked if there was any testimony in neutral, to which there was none.

Chairman Manwaring asked if there was any testimony in opposition, to which there was none.

Chairman Manwaring stated that the hearing would be closed to testimony and the Commissioners held deliberation.

Chairman Manwaring stated that he had no concerns in regard to the proposal.

Commissioner Jensen stated that he had no concerns in regard to the proposal

Commissioner Jackson stated that he had no concerns in regard to the proposal.

Decision: Commissioner Jensen moved to approve the vacation of 33 feet of public right-of-way along the east side of 500 E (Bond Road), for the length of the subdivision and adjacent to Lots 1,3,4,5,6,7 and 8 of the Alvino Alba Subdivision to the adjoining property owners. Commissioner Jackson seconded. All voted in favor. The motion carried.

HUMAN RESOURCES

Present: Laraine Pope- Human Resources

The Board met with Laraine Pope to receive updates from the Human Resource Department.

PUBLIC HEARING TO RECEIVE THE PLANNING & ZONING COMMISSION'S RECOMMENDATION TO APPROVE A ZONING AMENDMENT FROM RESIDENTIAL/AGRICULTURAL TO RESIDENTIAL, CONSISTING OF APPROX. 87.59 ACRES, LOCATED AT 775 E. 1550 N, SHELLEY (PARCEL NO. RP0451626) FOR APPLICANT, RR JOHNSON REAL ESTATE, LLC

Present: Tiffany Olsen- Planning & Development Director
Chris Street- HLE
Paul Rogers- County Legal Counsel
Robert Johnson- Applicant
Troy Lenhart- Road & Bridge Supervisor
Zoom: Kyle Jones- HLE

The Board met to hold a public hearing to receive the Planning & Zoning Commission's recommendation to approve a zoning amendment from "R/A" Residential/Agricultural to "R" Residential, consisting of approx. 87.59 acres, located at 775 E 1550 N, Shelley, (Parcel No. RP0451626), for Applicant, RR Johnson Real Estate, LLC. Chairman Manwaring welcomed all to the meeting and introductions were held.

Prior to the Public Hearing, the Board of County Commissioners reviewed the application and materials submitted by the Applicant, RR Johnson Real Estate, LLC, along with the Staff Report and all supplemental maps, notices and other materials.

As to procedural items, the Board finds the following:

1. In accordance with Bingham County Code 10-3-6, Notice of the Boards Public Hearing was provided as follows:
 - a. Sent to Government Agencies on May 8, 2026 (CC-3 List of Government Agencies and Notice)
 - b. Published in the Idaho State Journal and Post Register on May 12, 2026 (CC-2: Affidavit of Publication)
 - c. Sent to property owners within 300' of this property on May 8, 2026. (CC-4 & Property Owners Mailing List and Notice)
 - d. Notice was posted on-site in two locations on May 21, 2026 (CC-5 Posting Affidavit) and photographs of the site were taken on March 17, 2026 (Exhibits S-8)

2. Testimony received before the Board's Public Hearing included:

(CC-6) Amanda Fair, 1543 N 750 E, Shelley, Idaho, submitted testimony in opposition.

(CC-7) Applicant, Robert Johnson, 5638 S. 55 W, Idaho Falls, ID, submitted 10 photographs of the subject parcel in support of his Application.

(CC-8) John Reffit, Acting Field Manager with the Bureau of Land Management, submitted testimony in a neutral position.

(CC-9) Gary Mecham, 1539 N 750 E, Shelley, ID, submitted testimony in opposition.

(CC-10) Michael Anderson, Woodville Water & Sewer District, submitted testimony in opposition.

Ms. Olsen stated that there was an expert opinion on the impact of proposed subdivision development on the Woodville Water and Sewer District's wells from the Applicant's Representative. However, following Bingham County Code Section 10-3-6(A)(8), because it was greater than two pages and received within eight days of the public hearing, it will not be considered. Rather, the author of the opinion, Mr. Thomas Wood, is present and plans to present testimony reflective of the report.

After presentation of the Staff Report Commissioner Jensen asked Tiffany Olsen, Planning & Development Director, if there were conditions placed by the Planning & Zoning Commission. Ms. Olsen explained there were no conditions placed by the Planning & Zoning Commission but there were proposed conditions put forth in the Zoning Application, by the Applicant. Ms. Olsen stated as the Board is reviewing the decision, the Applicant provided his own development conditions that any future development would be ½ acre or greater, that there would be connection to the municipal sewer district line and that there would be a requirement for a community well. Ms. Olsen reiterated that the Application was recommended to approve as proposed, which included those conditional components.

The Public Hearing was opened, and testimony was presented at the Public Hearing, which was as follows:

(CC-11) Chris Street, Applicants Representative and Professional Land Surveyor with HLE, Inc., stated that the reason there is a lot of information included that would pertain to a subdivision is because extensive work has put into this Application to see if it would fit the area and what impact it would have. Mr. Street explained that since the last time this Application was before the Board, there have been 109 new residential lots, which are averaging 1.2 acres per lot. They are sized at one acre but utilize 1.2 acres of what used to be Agriculture ground. Mr. Street stated that the Comprehensive Plan has the subject property designated as Residential and it is surrounded by Residential use. There are facilities to support Residential use and infrastructure, and the property could be better utilized than just 1.0 acre lots and in order to do so the designation needs to be Residential.

Mr. Street referred to Exhibit CC-7 (2) and stated the photograph is of Cedar Estates Subdivision which will give a good representation of what 1.0 acre lots look like in the area. Mr. Street stated there is a lot of unused ground that could potentially be utilized. Commissioner Jackson asked Mr. Street if Cedar Estates Subdivision has pressurized irrigation. Mr. Street stated yes, they do have pressurized irrigation for the ground but one thing that Cedar Estates does not have is full time fire suppression, which was a huge concern from Fire Chief Randy Adams, which is why there is proposed to be a community water system to cure that concern.

Mr. Street referred to Exhibit CC-7 (3) and stated that this photograph shows what ¼ acre lots look like within another county subdivision close by Riverview Elementary. Mr. Street states that within this photograph, it shows the close proximity, and that surrounding farm ground has now been annexed into the City of Shelley and is prime for development, which is owned by Rockwell Homes.

Mr. Street stated referred to Exhibit CC-7 (4) and stated the photograph shows the subject property and all of the surrounding residential development. Mr. Street stated the subject property is a prime spot for Residential development to happen. In the original Planning & Zoning Public Hearing, Chairman Darren Leavitt stated that this is the most prime piece of residential development property that he had seen while serving on the Planning & Zoning Commission.

Commissioner Jensen stated there was a 100 foot easement for BLM and asked of that will hold true to the West of the property also. Mr. Street explained that when the original survey was done, the easiest path around the river bottoms was not farmable, which was quite a bit bigger than what really the river uses. In the late 50's or early 60's, it was re-surveyed and a lot of the ground got put back into public hands. With that, they retained 100 foot wide public access easement along so that individuals who are utilizing the river could use that easement.

Mr. Street referred to Exhibit CC-7 (6) and explained that the photograph shows the Residential zoned River Park Subdivision that is directly adjacent which is zoned Residential and also has lots from ½ acre to ¾ acre lots. Mr. Street stated this photograph also shows the Woodville Water Sewer District fire hydrant and reiterated that the plan is to not utilize that hydrant as he understands that Woodville Water and Sewer have concerns about how the potential use of the subdivision could increase costs for their customers. Commissioner Jensen added that it could be beneficial to all to have another fire pump for use if needed for fire protection

Mr. Street referred to Exhibit CC-7 (9), which shows the Woodville Century II Subdivision. This was an approved subdivision that is currently zoned "R" Residential for ½ acre lots and was going to be served by Woodville Water and Sewer District but was never built.

Mr. Street stated that he understands the concern to preserve prime agriculture ground and that development should happen where development is happening and where the county has designated Residential development to happen. Mr. Street stated that the Comprehensive Plan Map designation for the subject property is Residential.

Mr. Street referred to spot zoning and stated that is defined with two criteria's. The first being is if the proposed zoning does not match the Comprehensive Plan use, which it does. The second is the surrounding areas are not being used for the same reason, and the surrounding area is Residential use. Therefore, this does not fall under the definition of spot zoning.

Mr. Street stated that documentation has been provided to show costs and answers in regard to infrastructure. Mr. Street stated they already have a conditional ERUs from EIRSD, there is a plan in place for the water system and the one thing that came up within the Planning & Zoning Hearing that they did not have an answer for at the time is the affect on a new water system with Woodville Water and Sewer. Mr. Street stated that was a valid concern and Tom Wood is present today, who has conducted a study and can provide that information.

Mr. Street referred to public service and schools and stated that any kind of rezone and future development is going to put a burden on the schools. Unfortunately, with any development that he has ever worked on, there has not been a school that has provided feedback or concerns. Mr. Street stated that he has specifically asked the City of Shelley to provide feedback on subdivisions that are brought into the area and for whatever reason, feedback is not provided and therefore it is hard to address concerns they may have.

Mr. Street stated there was comment that provided that having the proposed rezone would be a risk to the neighboring residents, but he is not sure how that would be true. Mr. Street stated that the Applicant is asking for the same thing that the current residents have.

Mr. Street addressed the risk to water resources and explained that we are in a time where there is major concern in regard to groundwater. Luckily, the Applicant has received guidance from IDWR on what to do and when to do it when it comes to subdivisions and public water systems.

Paul Rogers, County Legal Counsel, addressed the twenty page report submitted and under Bingham County Code 10-3-6 (A)(8), the county is not to accept any testimony that is more than two pages within eight days of the hearing. Therefore, that report will not be considered today.

There were no questions for the Applicants Representative.

Chairman Manwaring opened the Public Hearing for testimony in favor, which was received as follows:

(CC-12) Thomas R. Wood, 1867 N. Bramble Ln, Idaho Falls, ID, stated that he was asked to look at the impact of new wells. Mr. Wood provided two documents which were marked as Exhibit CC-12A and CC-12B. Mr. Wood explained that two supply wells would add up to 250 gallons with one fire well for 1500 gallons that would maybe pump for eight hours whenever there is a fire. The

distance between the wells is 2,150 ft and 2,600 ft. The way that interference in when a pump is turned on propagates out a cone of depression that looks like a funnel, which causes the water flow into the well. There are a number of parameters that control the shape of the cone of depression including the aquifer transmissivity, the storage coefficient, the pumping rate and the duration of the pumping. Mr. Wood stated the Idaho Department of Water Resources developed a basin wide groundwater model that is called ESPAM, wherein the photograph is included to show one mile grids that they have been working on this for twenty years and have taken a lot of data, pumping test data, infiltration rates and they have calibrated this model to come up with transmissivity in these one mile squares.

Mr. Wood stated the ESPAM within the Woodville grids is 1,305,942 ft squared per day, which is a typical number in the Snake River Plain but in other places that would be a huge number. Mr. Wood stated that he tried to find more specific data and the only well tests that he could find were the Woodville wells and only included the pumping rate and the drawdown of the well. Mr. Wood stated that he used a standard empirical equation and calculated the transmissivity based on that. The commercial well had a transmissivity of 450,000 ft squared per day and in the fire well it was 95,000 ft squared per day but the fire well has construction issues and has a perforated casing with 6-inch screen inside of it and that creates a skin effect around the well. Therefore, more drawdown is required to get the water through the screen.

Mr. Wood stated he created two interference calculations/scenarios and explained the same for the record, which are shown in Exhibit CC-12B. Mr. Wood stated that the conclusion is that there will not be any impact on the water loads in the Woodville wells. Commissioner Jensen asked if this would be for neighboring wells as well, wherein Mr. Wood stated that he did not calculate for closer distances but even in the middle of the funnel, it is not very deep. Mr. Wood stated that he could calculate for closer wells, but it would be meaningless.

(CC-13) Ben Gomm, 1554 N 700 E #1, Shelley, ID, stated that he owns the Woodville Apartments directly across the street from the Woodville LDS Church. Mr. Gomm stated that he has lived in the area since 1971, has 9 children, 31 grandchildren and 3 great grandchildren. His heartbreak is that none of his children live near him, although most of his children want to as it was impossible to find a place to live and to build. In time that is changing but it is too late for his children that have moved on. Mr. Gomm stated there have been other developments proposed that he fought deeply against because of safety. Mr. Gomm stated where he lives, there is a tremendous amount of traffic speeding down the road and accidents causing death that has occurred. With all of the children in the area, it is a concern because that will put more traffic in the roadway that is not capable of handling it. When Mr. Johnson advised him of the proposed development, he was thrilled because it solves the problem of lack of housing for individuals that want their children close by and the traffic concern.

(CC-14) Kris B. Kelley, 550 E 1500 N, Shelley, ID, stated that he has lived in the area since 1961. Mr. Kelley stated that he has farms in the area for a living. Mr. Kelley stated that he has watched the Applicant work hard and pay for the ground and it is hard for him to see people telling him what he can and cannot do with his ground. Mr. Kelley stated that he has lost over 800 acres of farm ground over the last five years because of homes, but he is not against this application because anyone who owns the subject farm would be doing the same thing that Mr. Johnson is requesting today. Mr. Kelley reiterated that he is in favor of the Application.

(CC-15) Richard R. Johnson, 3692 E. 157 N, Rigby, ID, stated that he is in favor of the Application. Mr. Johnson stated that he grew up in Woodville and in 1978, he wanted to stay in the area, and he could not because he could not farm, there were no jobs and opportunities for him. Mr. Johnson stated that his brother, who is the Applicant, would never develop ground that he considered to be

absolutely not first class and well thought out. Mr. Johnson stated this project will be positive for the area.

(CC-16) Kevin Andrews, 674 E. 1550 N, Shelley, ID, stated that he has lived in the area since 1965 and it would be nice to have this approved to allow children of current residents to come back and reside close to their family. Mr. Andrews stated that the Applicant is a man of integrity and wants the best for the community and not just out for himself. This proposed project will be a benefit to the community.

(CC-17) Kyle L. Jones, HLE, 800 W. Judicial St., Blackfoot, ID, stated that the Applicant has put a lot of effort into the water and sewer system planning in order to be sure that the project would work for the area.

There was no testimony in a neutral position.

Testimony in opposition was received as follows:

(CC-18) Larry Murray, 185 Opal Court, Apt 5A, Shelley, ID, stated that he is in opposition of the Application. Mr. Murray submitted Exhibit CC-18A which is from the Bingham County GIS Map. Mr. Murray stated that he moved to the Woodville area in 1959. Mr. Murray stated that he is not anti-progress but that he definitely is pro property rights. As Bingham County has imposed zoning laws upon its residents, the residents are justified in expecting the county government to enforce those zoning laws for the protection of all property owners and that has to be the toughest job and trying to balance the application of the zoning laws so that all property owners have their rights protected.

Mr. Murray stated with this in mind, when a controversial zoning request is submitted, his opposition is not a hard no but rather a conditional no, which is what he would like to do today is discuss the conditions.

Mr. Murray stated that the following regulations are from Bingham County Code Title 10 and that he will be examining three criteria's within his testimony.

Mr. Murray argued that while the property technically meets the current **Residential/Agriculture (R/A)** zoning designation, it does **not** satisfy the broader intent and requirements necessary for rezoning to **Residential (R)** under Bingham County Code Title 10. He urges the Board of County Commissioners to deny the application.

Key Points

- **Compatibility with surrounding properties**
 - The property is surrounded primarily by agricultural and Residential/Agriculture-zoned land, not residential subdivisions.
 - Most nearby properties are one acre or larger, making the proposed smaller residential lots incompatible with the existing neighborhood character.
 - He argues the Snake River serves as a natural boundary between rural and more urban development.
- **Lot size concerns**
 - He contends that residential lots as small as one-half acre are inconsistent with surrounding development.
 - He requests legally enforceable deed restrictions or conditions to permanently guarantee a minimum one-half-acre lot size, stating he does not trust future enforcement by the county alone.
- **Protection of neighboring property owners**
 - He asks that neighboring landowners be financially protected if future development violates the proposed minimum lot sizes.

- He also requests indemnification for existing well owners if new community wells or increased groundwater pumping cause surrounding wells to fail.
- **Groundwater impacts**
 - Although acknowledging the hydrologist's modeling, he cites local experience showing declining groundwater levels.
 - He testified that a neighboring well has required the pump to be lowered twice in five years and may require a new \$35,000 well if groundwater continues to decline.
 - He believes higher-density development will increase groundwater pumping while reducing recharge from irrigation, further lowering the water table.
- **Agricultural compatibility**
 - He argues higher-density residential development will inevitably create conflicts with existing agricultural operations.
 - He fears complaints about odors, noise, and livestock could eventually force farmers and ranchers to curtail traditional agricultural activities.
 - He requests assurances that existing agricultural uses will remain protected.
- **Traffic and infrastructure**
 - He believes New Sweden Highway is already becoming congested during peak travel periods.
 - He argues additional development should not proceed until the county develops a comprehensive traffic improvement plan, identifies funding sources, and ensures infrastructure costs are borne by developers rather than existing taxpayers.
- **Previous county decisions**
 - He notes the Board of County Commissioners previously denied a similar rezoning request despite Planning & Zoning approval.
 - He also points out that the current Planning & Zoning recommendation passed only by a narrow 3–2 vote, unlike previous unanimous recommendations.

Conclusion

Mr. Murray concludes that the proposed rezoning fails to meet the standards required by **Bingham County Code Title 10** because:

- The proposed lot sizes are not compatible with the surrounding area.
- The development could negatively impact groundwater supplies.
- It would increase conflicts between residential and agricultural land uses.
- Existing transportation infrastructure is inadequate.
- Future enforcement of proposed development limitations is uncertain.

For these reasons, he recommends that the Board deny the rezoning application.

(CC-19) Gary Mecham, 1539 N 750 E, Shelley, ID, stated that he lives adjacent to the subject property. Mr. Mecham stated there have been concerns in regard to the impact on the existing property owners that live in Woodville and he believes that this proposal will impact on the value of the surrounding properties. Woodville itself has an intrinsic value, primarily it is isolated, and is private, meaning the people that live there can do what they would like. Mr. Mecham stated by putting a subdivision as been discussed and at the high density would decrease the property values.

Mr. Mecham stated one of his main concerns is the impact on the schools and that it is always a comment that there is no comment received from the schools on applications such as this. Mr. Mecham stated part of the Comprehensive Plan for Bingham County is to coordinate with the school districts in the planning for development within the county and not wait until there is a zoning or subdivision application to see if input is received. Mr. Mecham stated the schools are overcrowded and that they have tried to come up with solutions for the overcrowding, but the last

one was on the ballot, which would have doubled the property taxes and was defeated. The number one reason the schools are overcrowded is because of these subdivisions that are being approved and he cannot see how the county themselves can continue to provide large numbers of influx into the school system until there is some kind of resolution or coordination between the county and the school district, to be able to address the problem. Otherwise, this problem will get worse and the cost to the constituents in the county are going to continue to increase.

Mr. Mecham stated another concern is to protect prime agricultural land and some can say the subject property is a prime piece of residential land, but this piece of property is as prime agriculture ground that can be found. Mr. Mecham stated its got access to suppliers, can have access for farming, it is flat and land that has been farmed for decades, which has produced agriculture products. Mr. Murray stated by amending the zoning designation and placing the subdivision, will impact the current agricultural services and business that are currently in the area.

Mr. Mecham stated traffic was mentioned and explained his concerns about congestion if there is an increase. There is no place or warrant to provide that kind of traffic density in the subject area of the county. If this subdivision is approved, that congestion will only increase through Woodville.

Mr. Mecham stated that three properties around the subject property are Agriculture, which was not made evident in the way the application was presented.

Mr. Mecham stated one of the problems is that the subdivisions that have been built are not compliant with all of the state regulations. The state requires two things, one being that a minimum pipe size for the sewer collection pipe and the second is a clean velocity for those pipes so that all materials that come into the septic will be washed out into the sewer system.

Mr. Mecham referred to Cedar Estates Subdivision and stated within the first year there were clogs in the piping, and it was found that most of the designs did not meet the clean velocity requirements for sewer systems. Therefore, the pipes have had to be cleaned out at additional and unexpected costs to keep the pipes clean. When North River Estates Subdivision was developed, they bypassed Woodville Water for a while and went to Eastern Idaho Regional Sewer District who approved the engineering plan. It was built, installed and then advised that the subdivision would need to go to Woodville Water and Sewer District to maintain those lines. When it came to that point, the developers provided Woodville Water and Sewer District with the design and again their sewer system and collection system does not meet the clean water velocity requirements.

Mr. Mecham referred to Idaho Code which states if a sewer system does not meet the clean velocity requirement, whoever takes the system over can accept as long as they sign a letter of acknowledgement, stating they understand that the requirements are not being met and the new owner will provide annual cleaning of all pipes, which can be a huge cost. Mr. Mecham stated with North River Estates, Woodville Water and Sewer has to accept that system and are currently working with Rockwell Homes to figure out who is going to be responsible for cost. Mr. Mecham stated when the sewer system is designed, he would request that all minimum requirements are met.

Mr. Mecham stated another concern is contamination when approximately 200 homes are putting things into the ground such as fertilizer, with no control and providing contamination of the well. Putting a high density amount of homes in the area, there is going to be issues.

Chairman Manwaring asked Mr. Mecham how deep the Woodville Sewer and Water well is, wherein Mr. Mecham stated it is approximately 300 feet. Chairman Manwaring asked what the static level was, wherein Mr. Mecham stated it is approximately 150 to 160 feet.

Commissioner Jackson asked if conditions could be placed on a subdivision that has not come before the Board, wherein Chairman Manwaring stated that cannot be done as there are a lot of unknowns when it comes to the subdivision and that it will be a separate application.

Commissioner Jensen stated there has been testimony provided that the subject property should remain as farm ground and asked if the Applicant was to farm this property, he would not be able to make a living on farming 87 acres. Mr. Mecham stated that he is not an economic expert on farming so he has no idea but there are people that are willing to farm the subject property.

(CC-20) Leeann Wells, 705 E 1550 N, Shelley, ID, stated that she has been thinking a lot about the proposed subdivisions and the comments that have been made in regard to an HOA, wherein she is unsure who would control that. Chairman Manwaring stated that an HOA has a president that resides within the subdivision, along with a vice president and secretary. The HOA will have rules and regulations that are to be followed by the residents within the subdivision.

Ms. Wells stated another concern for her is the traffic and farm equipment, as the area is surrounded by farm ground. Chairman Manwaring stated that the county does conduct traffic counts and speed studies which come before the Board for potential speed limit changes if needed or requested by the public. Chairman Manwaring added that a traffic impact study would be completed in the future, which will help determine if a turn lane is needed into the subdivision.

(CC-21) Michael Miller, 751 E 1525 N, Shelley, ID, stated that he is opposed to the zoning change and development. Mr. Miller stated his concern is that he has seen housing developments down river from his home and heavy equipment is brought in, cut down to the riverbank, and plant grass. Mr. Miller stated that grass needs chemicals or fertilizer. Mr. Miller stated that he has taken photographs and contacted the Army Corp of Engineers and a lot of resources, wherein he was told that what the property owners are doing is not legal, but it was unknown who would take care of the issue. Mr. Miller stated that he has photographs of trash along the river, boat ramps cut down causing runoff into the river. Mr. Miller stated the river is very important and it should be for everyone that lives in Woodville. Mr. Miller stated that the river is being ruined and if there are chemicals or fertilizers going into the river, that will affect fishing, promoting algae and other things that are not good for the water.

There was no further testimony, and the Public Hearing was closed.

Chris Street, HLE, Applicants Representative, provided a rebuttal statement and stated most of the opposition is in regard to the subdivision but the application before the Board today is in regard to the zoning amendment. Mr. Street reviewed the purpose of an "R" designation, close proximity to existing townsites that are contiguous to another "R" or "R/A" zone, which the subject property is; lot size compatible with existing lot sizes in the immediate vicinity, wherein this requirement is met. Mr. Street stated that Mr. Murray was hung up on the zoning of the lots that are against the river wherein the zoning is agriculture but the division right lots are smaller than ag lots and are residential in use. Next, accessibility to municipal services, wherein Mr. Street stated that the Applicant has the conditional approval of ERUs from EIRSD. Mr. Street stated that the numbers discussed within the application are not the final plans for any future subdivision but were used to run calculations. Mr. Street stated that the road is adequate, which is why the traffic counts were conducted. Although there has not been a full traffic study completed, that will be done in the future within the subdivision application.

REASON

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

1. The Application met the requirements in Bingham County Code Section 10-15-3, as the Application was submitted by the Property Owner and included all required contents of a complete Application; and
2. The Application met the purpose of the "R" Residential Zone, which is to preserve desirable residential neighborhood characteristics and to prevent overcrowding of the land while encouraging the development of areas that are best suited for residential purposes, that have:
 - a. Close proximity to existing Townsites that are contiguous to another "R" Residential or "R/A" Residential/Agriculture Zone. The Board found the subject parcel is contiguous to residentially developed parcels zoned "R" Residential. Additionally, the subject parcel is in close proximity to the Woodville Townsite. Commissioner Jensen stated most properties, if they are Residential/Agriculture, are still used more for Residential Lot.
 - b. Lot size compatible with existing lot sizes in the immediate vicinity. The Board found that the minimum lot size allowed in an "R" Residential zone is $\frac{1}{4}$ acres; however, the Applicant is requesting a condition zoning amendment with future lot development at no less than $\frac{1}{2}$ acre to be more compatible with the immediate vicinity. The Board found there are several one-acre single-family residential developments in the area but agreed that one-acre parcels can sometimes be difficult to properly maintain.
 - c. Accessibility of municipal services or the possibility of extension of services in the foreseeable future. The Board found the Applicant is committed to providing a new community water system to serve future residential development, which will also provide adequate fire suppression methods approved by the Shelley/Firth Fire Marshal. Additionally, the Applicant has secured a Conditional Commitment to Serve letter from the Eastern Idaho Regional Sewer District to accommodate connection to their sanitary sewer system.
 - d. Compatibility with existing uses in the immediate vicinity. The Board found the Applicant's desired future land use is single-family development, which is compatible with the vicinity. The area features existing single-family development.
 - e. Adequate service by roadways. The Board found that the Bingham County Public Works Director did not have concerns with the Application. Additionally, Woodville Road (1550 N) has a functional classification of a major collector, and with the initial traffic count data procured by the Applicant, it appears that Woodville Road will be able to facilitate an increase in traffic. 750 E also borders the subject parcel on the west side and appears to be able to facilitate ingress/egress access. Chairman Manwaring added that this matter will be addressed with a future subdivision application.
3. The Bingham County Comprehensive Plan Map identifies the subject parcel as Residential/Agricultural, which supports the Zoning Amendment request; and
4. The Application met the notice requirements of Idaho Code title 67, Chapter 65, and Bingham County Code Section 10-3-6.

Chairman Manwaring stated there was a lot of information provided today but today's decision is specifically for the zoning amendment.

Commissioner Jackson stated that he was interested in hearing all of the testimony provided in favor and in opposition. Commissioner Jackson stated it is hard to make a decision and protect the property rights of all parties, but he has no questions or concerns regarding the application. When a subdivision application is formally submitted, conditions could be placed to address concerns and meet code.

Commissioner Jensen stated as he listened to testimony today, he thought of Commissioner Carter's testimony when he stated that he would be in favor of supporting the application if there was a water study completed to see if there would be an impact, but testimony was provided by a professional stated there would be no impact.

DECISION

Commissioner Jensen moved to uphold the Planning & Zoning Commission's recommendation and approve the Zoning Amendment to "R" Residential for future single-family residential development, with a lot size minimum of 0.50 acres, with a community water system and connection to the Eastern Idaho Regional Sewer District sewer system, as proposed by RR Johnson Real Estates, LLC, located at approx. 775 E 1550 N, Shelley, Idaho. 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.

THE MOTION PASSED TO DISMISS UNTIL THURSDAY JUNE 11, 2026


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


WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss.
County of Bingham)

Thursday, June 11, 2026

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

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

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda for June 11, 2026, as posted.

Decision: Commissioner Jackson moved to approve the Commission Agenda for June 11, 2026, as posted. Chairman Manwaring seconded. Both voted in favor. The motion carried.

MEETING TO RECEIVE THE PLANNING & ZONING COMMISSION'S REASON & DECISION AS REQUESTED BY THE BOARD OF COUNTY COMMISSIONERS FOR ADDITIONAL FACT FINDING REGARDING THE APPEAL OF THE CEDAR ARCH DAIRIES, LLC CUP APPLICATION

Present: Tiffany Olsen- Planning & Development Director
 Paul Rogers- County Legal Counsel
Zoom: Ted Larsen- Attorney for Cedar Arch Dairies

The Board held a meeting to receive the Planning & Zoning Commission's Reason & Decision as requested by the Board of County Commissioners for additional fact finding regarding the appeal of the Cedar Arch Dairies, LLC CUP Application. Chairman Manwaring welcomed all to the meeting and introductions were held.

On December 2, 2025, the Board of County Commissioners ("Board") heard four (4) appeals of the Planning & Zoning Commission's Reason & Decision to conditionally approve Cedar Arch dairies, LLC's Conditional Use Permit to allow the continuance of a Confined Animal Feeding Operation (CAFO) for a dairy in two-separate locations referred to as the "Home Dairy" located at approx. 710 E 600 N, Firth, Idaho. The Board found that additional evidence relating to the validity of the underlying decision is material and meets Bingham County Code Section 10-10-2(C). The Board sought additional fact-finding evidence on:

1. The animal units for the North Dairy and the animal units for the Home Dairy as separate animal units for each location, for the years of 2005 and 2025;
2. Time limits be placed on the conditions to aid with enforcement;
3. Compliance status for the conditions;
4. Options on how to eliminate odor and the feasibility of all options, along with the feasibility of a methane digester to reduce flies.

On April 8, 2026, the Planning & Zoning Commission ("Commission") conducted a Remand Public Hearing pursuant to its Reason & Decision dated December 23, 2025. The Commission found that the Applicant failed to answer the questions requested by the Board on Remand. Accordingly, the Commission unanimously recommended denial of Cedar Arch's Conditional Use Permit Application and included in its motion a recommendation that Cedar Arch's operations be treated as two separate CAFO locations.

At the onset of the Remanded Decision Meeting Commissioner Drew Jensen recused himself pursuant to Idaho Code Section 74-404, Conflict of Interest. Chairman Manwaring and Commissioner Jackson were in favor of recusal.

Tiffany Olsen, Planning & Development Director, presented staff report for the record.

Commissioner Jackson asked how the total units are registered, wherein Ms. Olsen explained that unit numbers are provided by the Applicant on a review of their accounting and bookkeeping systems, as they provided in testimony, they have reviewed those items to verify the figures. Ms. Olsen stated that there has not been a live cattle count done by the county or any independent party.

Chairman Manwaring asked if the Applicant submitted actual milk/cow numbers at the old dairy and the robotic dairy without the yearlings, wherein Ms. Olsen stated animal units can be confusing and in addition to the basics, the way that the county calculated animal units in 2005 was with a certain value. Ms. Olsen stated the way animal units are calculated in 2012, moving forward, is a different value. For instance, milking and a dry cow have an animal unit of 1.4. However, now a milking cow has an animal unit of 1. Ms. Olsen referred to Exhibit PZR-7(D), stated it was requested that the Applicant re-submit the classification of animals to correlate specifically with those animal unit charts. The first exhibit received was not compliant, which means when the county received the information, it was responded as milk cows, dry cows, heifers and calves. Ms. Olsen stated the county chart has an age classification in addition to what function or purpose the cow is serving. Ms. Olsen again referred to Exhibit PZR-7(D), which does directly correlate with the chart. Ms. Olsen referred to information in regard to the North Facility in the robot dairy, there are 755 mature milking cows that have an animal unit of 1,132.5.

Chairman Manwaring asked how many milking cows were at the home dairy, wherein Ms. Olsen referred to Exhibit PZR-7(D) which shows at the home dairy in July of 2025, it was reported to have 741 mature cows, with an animal unit value of 1,111.5 and 149 dry cows, with a value of 223.5 animal units.

Ms. Olsen continued presentation of the staff report for the record.

Commissioner Jackson asked for clarification and that the manure or compost piles were removed but there was no barrier to prevent runoff, wherein Ms. Olsen explained initially there was not a barrier installed but 3-4 stacks of straw have been added to the area to prevent spilling onto the Madson's property of straw. Commissioner Jackson stated that he does not know that the straw would constitute a barrier because water and runoff would go right through. Ms. Olsen stated from the record she believes that the Planning & Zoning Commission shared some of the same concerns. Ms. Olsen stated the Planning & Zoning Commission discussed the desire to see a more permanent cattle resistant barrier that wouldn't deteriorate with weather. Commissioner Jackson asked if the barrier is designed for cattle or runoff, wherein Ms. Olsen stated the barrier is for the cattle pens and the manure area, as well as when the manure is scraped from those pens and it is moved with heavy equipment, it was reported in testimony from the Madson's that there was spillage onto their property.

At completion of staff report presentation, Chairman Manwaring stated the Board had questions the first time that the appeal was heard, which was the reasoning for remand to the Planning & Zoning Commission. Chairman Manwaring referred to conditions 6 and 7 in regard to flies and dust, he does not believe that the Applicant provided the information that was needed and that he would like to see more information. Chairman Manwaring stated in regard to the digester, which is one of the items that the Board requested additional information, he would like to see several companies who could provide cost for the specific facility.

Commissioner Jackson agreed and stated there was reference to the approximate amount of several million dollars to treat an average size dairy but did not relate specifically to the subject dairy and there was no alternative method provided for mitigation.

Chairman Manwaring stated it was mentioned that there will be a water truck to cut down the dust, but Commissioner Tominaga suggested the use of mag chloride, but the Applicant did not address that either. Chairman Manwaring stated that he has an issue with a dairy being formed and after the fact, applying for the Conditional Use Permit, and operating on a temporary basis. Chairman Manwaring stated with the old dairy and being grandfathered in, he asked Ms. Olsen for confirmation that the Applicant could still function on a temporary basis. Ms. Olsen stated based on the information that is provided by the Applicant, it does appear that the old dairy, also referred to as the home dairy, has fewer animal units in 2025 than it had in

2005 and there has not been an application received indicating that the lagoons or anything treatment wise has changed at the home dairy. Therefore, Ms. Olsen stated it would be found that it has not received or incurred a substantial or material change and would continue operating under the 2005 grandfathered status, up to the 2005 animal unit number.

Chairman Manwaring stated that he believes that each dairy should have its own Conditional Use Permit and the Nutrient Management Plan would cover both permits. Chairman Manwaring stated if this permit was denied and the Board would like to see each dairy have its own Conditional Use Permit, what is the timeframe required and what would need to occur to continue operating on a temporary basis and how would the Department of Agriculture be involved. Ms. Olsen explained that the Planning & Zoning Commission agreed that they should be treated as two separate CAFO locations. The home dairy would continue to operate under the grandfathered status in the ordinance 2005. However, Ms. Olsen stated that she has communicated via email with the Department of Agriculture Inspector that operations at the north dairy, which include the robot dairy, could continue throughout the application of a Conditional Use Permit. If the Conditional Use Permit were not approved, the county would advise the Department of Agriculture that Cedar Arch Dairies is not compliant with Bingham County Code for continued operation. Ms. Olsen stated that it would be the discretion of the county to allow the dairy to function or not, under Title 10 Chapter 10, under Code Enforcement, the county has the opportunity to allow an applicant or property owner the opportunity to cure a violation within a reasonable amount of time, which is what was done when operations were allowed to continue while Cedar Arch Dairies was applying for the Conditional Use Permit. Ms. Olsen stated that could be an option extended from the county, they could continue operations while they re-apply for just the north dairy or the county could let the Department of Agriculture know that the county is unwilling to extend that opportunity to cure.

Ms. Olsen stated in looking at the conditions imposed by the Planning & Zoning Commission, on page 6, the State Department of Agriculture requires and oversees the first two conditions that the Cedar Arch Dairies do not exceed 4,280 animal units and that they abide by the current terms and regulations. Ms. Olsen reiterated that the compost area has been removed, that the setback from the wells had been met and the remaining items are conditions that she cannot say from the record are even being met as she does not know from the information that has been provided, if the application were to be denied, she would hope that the applicants listen to testimony and discussion by both the Planning & Zoning Commission and the Board, that these things are important for them to continue operating and implement in the best management practices.

Paul Rogers, County Legal Counsel, stated if the Conditional Use Permit is denied, it is hard to put conditions as the county does not have the jurisdiction. If there is a denial, the burden should be on the applicant to come to the county and ask for permission to continue operating on a temporary basis.

Ms. Olsen stated that Chairman Manwaring had mentioned two Conditional Use Permits, but that she does not believe there is enough information to show that there has been a change at the home dairy. Therefore, the home dairy would not need a Conditional Use Permit at this time, but the north dairy does need a Conditional Use Permit to operate. Ms. Olsen stated if the home dairy does exceed the 2005 number of animal units, it would also need a Conditional Use Permit.

Ms. Olsen referred to Exhibit PZR-7(D), which shows animal unit count and a portion of the 2005 Bingham County Ordinance. Ms. Olsen stated when there is a substantial change in animal waste management systems or an increase in animal units by greater than 25% or 150 head. Ms. Olsen stated there are a few triggers as the north dairy facility was reported by the Applicant, the addition of the robotic dairy was not going to change in head count and there was no change to the lagoon system. Ms. Olsen stated at a later date, upon request for additional information and working with the Department of Agriculture, it was found that there were a change and implementation of a new lagoon system and that the animal units had increased from 2005 status, which necessitated a Conditional Use Permit.

Discussion was held in regard to what would occur if the application was denied, wherein Ms. Olsen explained that the home dairy would be able to continue operation without increasing numbers and not making a change to their animal waste management system. Ms. Olsen stated the north dairy is out of

compliance because they have amended the animal waste management system and increased their animal units. Notification would be provided that they are out of compliance with code and to gain compliance they would need to re-apply for a Conditional Use Permit.

Ms. Olsen stated if the Applicant requests permission to temporarily function while submitting for a second Conditional Use Permit, it will be at the discretion of the county to approve or disapprove. Mr. Rogers stated if the Board makes the decision to allow them to continue operating on a temporary basis, he suggests that the Applicant be required to provide the Board with information as to what has changed now and why the county should allow the variance.

Chairman Manwaring reiterated that the current application included the old dairy and the robotic dairy, wherein he stated that he believes that each should have its own Conditional Use Permit. If the decision made today ends up being a denial, the applicant can submit a new application for the robotic dairy to proceed and if the animal unit numbers increase on the old dairy, that will need a Conditional Use Permit.

Chairman Manwaring stated that he does not feel that sufficient answers were provided to the answers within the remand sent back to the Planning & Zoning Commission. Chairman Manwaring stated that each application should be submitted with several options to cure issues that are presented. Commissioner Jackson stated that he was in agreeance.

Chairman Manwaring referred to conditions from the last approval, wherein the total animal units and Nutrient Management Plan are both controlled by the Department of Agriculture and therefore there was no concern. Chairman Manwaring referred to condition 3 in regard to the compost area, wherein the Bingham County Code Enforcement Officer confirmed had been in compliance. The 300 foot setback and the installment of barrier, wherein if straw is used, it will need to be switched out every couple of years because it deteriorates and sluffing off and the straw would only be temporary while the trees are growing.

Chairman Manwaring stated that the Planning & Zoning Commission found that the first five conditions were met and there was not sufficient information provided by the Applicant in regard to conditions 6 and 7, regarding fly and dust mitigation. Commissioner Jackson agreed.

Chairman Manwaring stated the current Conditional Use Permit application included both the home and the robotic dairy, but the Board believes that there should be two separate permits.

DECISION

Commissioner Jackson moved to affirm the denial of the Planning & Zoning Commission in regard to the Boards request for additional information for fact finding that the applicant did not provide a response to Request No. 2 (Time Limits be placed on the conditions to aid with enforcement) and Request No. 3 (Compliance status for conditions) , and that the information provided for Request No. 4 (Options on how to eliminate odor and the feasibility of all options, along with the feasibility of a methane digester to reduce flies), and dust mitigation to be administered by applying water, via a water spray tanker trailer or sprinkler, on all gravel or dirt roads as needed, was insufficient. Chairman Manwaring added that both dairies were included in one CUP application and the north (robotic) dairy should be its own CUP application. If the old (home) dairy exceeds its grandfathered limit in cattle, it should be its own CUP application. 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.

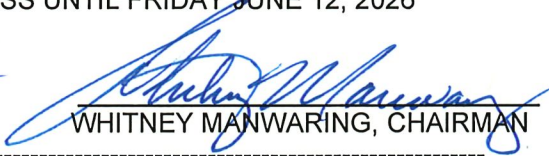
Regulatory Takings: Additionally, the Applicant may request a regulatory takings analysis as per Idaho Code Section 67-8003. An affected person aggrieved by a final decision concerning matters identified in

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.

THE MOTION PASSED TO DISMISS UNTIL FRIDAY JUNE 12, 2026



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



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Friday, June 12, 2026
County of Bingham)

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

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

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda for June 12, 2026, as posted.

Decision: Commissioner Jackson moved to approve the Commission Agenda for June 12, 2026, as posted. Commissioner Jensen seconded. All voted in favor. The motion carried.

CLAIMS

The Board met to approve Claims in the amount of \$162,470.98.

PERSONNEL ACTION FORMS

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

Salary Increase Form:	Detention Deputy
	Detention Deputy
	Detention Deputy
	Driver's License Examiner
	Emergency Communications Officer

New Employee Status Sheet:	Seasonal Roadside Mower
	Chief Deputy Coroner

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 COMMISSION MINUTES FOR APRIL 22-29, 2026

The Board met to approve and sign Commission Minutes for April 22-29, 2026.

Decision: Commissioner Jackson moved to approve Commission Minutes for April 22-29, 2026. Commissioner Jensen seconded. All voted in favor. The motion carried.

THE MOTION PASSED TO DISMISS UNTIL WEDNESDAY JUNE 17, 2026



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



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Wednesday, June 17, 2026
County of Bingham)

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

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

APPROVAL OF COMMISSION AGENDA FOR JUNE 17, 2026

The Board met to approve the Commission Agenda for June 17, 2026.

Decision: Commissioner Jensen moved to approve the Commission Agenda for June 17, 2026. Commissioner Jackson seconded. All voted in favor. The motion carried.

CASH WARRANTS

The Board met to approve Cash Warrants in the amount of \$2,375.00, \$450.00 and \$67,024.78, for a total of \$69,849.78.

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.

PUBLIC WORKS

Present: Dusty Whited- Public Works Director
 Kraig Edwards- Weeds Department
 Jacqi Sullivan
 Debbie Oleson
 Devin Fielding
 Wendy Pratt

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

Discussion was held in regard to the noxious weed program and the potential of creating a backpack program to assist the citizens in having the ability to rent backpacks and obtain chemical to spray weeds on their properties.

Discussion was held in regard to the request for a letter of support for Idaho Transportation Department for federal funding through BIP Bridge Project Grant I-15 freight and mega load corridor improvements: US-26/Blackfoot Interchange (Exit 93) project.

The Board was in favor of signing the requested letter of support.

Decision: Commissioner Jensen moved to approve and sign the letter of support for Idaho Transportation Department for federal funding through BIP Bridge Project Grant I-15 freight and mega load corridor improvements: US-26/Blackfoot Interchange (Exit 93) project. Commissioner Jackson seconded. All voted in favor. The motion carried.

MEETING TO RECEIVE THE PLANNING & ZONING COMMISSION'S RECOMMENDATION TO APPROVE THE BEEHIVE SUBDIVISION ON LAND ZONED HEAVY COMMERCIAL, CONSISTING OF APPROX. 5.69 ACRES, LOCATED SOUTH AND SOUTHWEST OF 7 N 580 W, BLACKFOOT, IDAHO FOR APPLICANT JNS PROPERTIES LLC

Present: Tiffany Olsen- Planning & Development Director

The Board held a meeting to receive the Planning & Zoning Commission's recommendation to approve the Beehive Subdivision on land zoned heavy commercial, consisting of approx. 5.69 acres, located South and Southwest of 7 N 580 W, Blackfoot, Idaho, for Applicant JNS Properties LLC. Chairman Manwaring welcomed all to the meeting and introductions were held.

Ms. Olsen presented Staff Report for the record.

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

REASON

After presentation of the Staff Report by Tiffany Olsen, 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 subject parcel is zoned "C2" Heavy Commercial and meets the requirements of Bingham County Code Section 10-4-2(F), which states the purpose of this zone; and
3. The lands to the south, east and west of the proposed subdivision are also zoned "C2" and consist of commercial businesses, which is consistent with the proposed features of the Application; and
4. The Application met the requirements of Bingham County Code Section 10-6-6(B)(5), as the proposed lots exceed the 1-acre minimum allowed for in a "C2" zone with existing or proposed individual culinary wells, septic systems, and drainfields on each lot; and
5. Adequate access to all lots will be extended from 585 W. Beehive Drive, an existing County road; and
6. That according to the materials submitted by the Applicant, irrigation for the lots will be managed through the United Canal Company- Trego Ditch Company. Irrigation will be distributed through individual headgates via an open ditch system utilizing the necessary number of shares to provide adequate irrigation from 27 water shares existing in association with the properties.

Chairman Manwaring asked if there are existing wells on any of the parcels, wherein Ms. Olsen explained that there are and the properties to the east both have existing wells and septic systems. Chairman

Manwaring asked if the lot across the road that is non-buildable, wherein Ms. Olsen stated that lot does not, but it is anticipated that it will have individual septic and well. Ms. Olsen added that the irrigation improvements are installed, she has received photographs, headgates are in and the water is flowing to each of the lots.

Commissioner Jackson nor Commissioner Jensen had any concerns.

DECISION

Commissioner Jackson moved to uphold the Planning & Zoning Commission's recommendation to approve the proposed 3-lot commercial subdivision to be known as Beehive Subdivision as proposed by Property Owners and Applicants, JNS Properties, LLC, located South and southwest of 7 N 580 W, Blackfoot, 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.

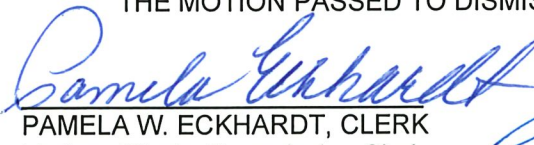
REVIEW OF COUNTY ANNUAL JUVENILE JUSTICE REPORT TO IDJC- REQUESTED BY MARK GOUGH

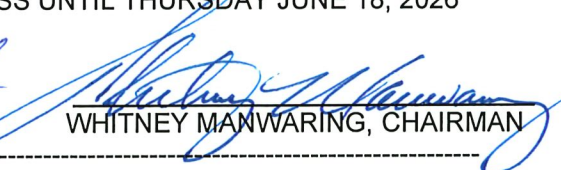
Present: Mark Gough- Juvenile Probation
Dustin Bingham- District 7
Stace Gearhart- District 6

The Board held a meeting to review the County Annual Juvenile Justice Report to IDJC.

No decision was made.

THE MOTION PASSED TO DISMISS UNTIL THURSDAY JUNE 18, 2026


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


WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Thursday, June 18, 2026
County of Bingham)

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

PRESENT: Chairman Manwaring
 Commissioner Jackson
 Lindsey Gluch- Commission Clerk
EXCUSED: Commissioner Jensen

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda for June 18, 2026, as posted.

Decision: Commissioner Jackson moved to approve the Commission Agenda for June 18, 2026, as posted. Chairman Manwaring seconded. Both voted in favor. The motion carried.

CLAIMS

The Board met to approve Claims in the amount of \$310,393.63.

THE MOTION PASSED TO DISMISS UNTIL WEDNESDAY JUNE 24, 2026



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



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Wednesday, June 24, 2026
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 Gluch- Commission Clerk

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda for June 24, 2026, as posted.

Decision: Commissioner Jackson moved to approve the Commission Agenda for June 24, 2026, as posted. Commissioner Jensen seconded. All voted in favor. The motion carried.

APPROVAL OF TAX INQUIRY DOCUMENTS

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

MH352S32RV236B Year 2025 RV is no longer on the property.

Decision: Commissioner Jackson moved to approve Tax Inquiry documents as presented. Commissioner Jensen seconded. All voted in favor. The motion carried.

SHERIFFS OFFICE

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

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

PUBLIC WORKS

Present: Dusty Whited- Public Works Director
Troy Lenhart- Road & Bridge Supervisor
Tiffany Olsen- Planning & Development Director

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

Discussion was held with regard to repairing one Road & Bridge pickup, wherein Mr. Whited provided the Board with three (3) photographs showing damage to one of the County pickup trucks. The photographs show several small dents, where one of the County mechanics backed into the pickup truck. Mr. Whited stated the deductible is \$1,500 and he is not sure that it is worth fixing the small dents as by the time the truck is traded in, it will be high in mileage, and he does not believe that the County will obtain its money back from repairing the small dents from the sale of the truck at auction. Mr. Whited stated that he has not obtained formal bids to fix the damage but received a verbal estimate of approximately \$5,000-\$6,000. The Board was in favor of not fixing the small dents on the truck at this time.

Discussion was held in regard to gravel source to be used for mountain roads this year, wherein Mr. Whited explained that the crew spends approximately one month crushing gravel to get certain sections of the mountain roads done. Mr. Whited stated it was planned to finish up Long Valley Road, wherein there is approximately three (3) miles, from where Horse Creek turns off to the Bonneville County border. Mr. Whited stated the plan was to return to the Christensen Pit and pull out of there this summer/fall and complete the three (3) miles.

Mr. Whited stated that Commissioner Jensen would like the county to open the new Brush Creek Pit and start on that area this year, therefore, this was scheduled for discussion to see what the Board would prefer.

Chairman Manwaring stated that he would like to finish where work has already started before moving to a new road.

Mr. Whited stated there is currently not a Reclamation Plan approved and he does not believe that the Cattleman's Association has started the Conditional Use Permit process. Therefore, work can commence until that process is complete.

Commissioner Jackson agreed with Chairman Manwaring and stated that he would like to finish the current jobs before moving onto the next project, as the new pit cannot be used until the Conditional Use Permit process is complete.

Decision: Commissioner Jackson moved to complete Long Valley and Sellars Creek before moving onto the next project. Commissioner Jensen 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 Jackson moved to go into Executive Session pursuant to Idaho Code §74-206(1)(a)&(b), to consider personnel matters. Commissioner Jensen seconded. Both voted in favor. The Board moved into Executive Session at 10:39 p.m. Commissioner Jensen moved to go out of Executive Session. Commissioner Jackson seconded. The Board moved out of Executive Session at 11:17 p.m.

Decision: No decision at this time.

REVIEW OF PROPOSED BUDGET FOR TREASURERS OFFICE

Present: Tanna Beal- Treasurer
Pamela Eckhardt- County Clerk
Laura Lora- Chief Deputy Clerk
Jodie Ricks- Treasurer Elect

The Board met to review the FY 2027 proposed budget for the Treasurers Office.

APPROVAL & SIGNING OF BEEF MONTH PROCLAMATION FOR JULY 2026

Present: Matt Thomson

The Board met to approve and sign a Beef Month Proclamation for July 2026.

Decision: Commissioner Jensen read the proclamation for the record and moved to approve and sign the Beef Month Proclamation for July 2026. Commissioner Jackson seconded. All voted in favor. The motion carried and said proclamation was approved as follows:

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

Lgluch@binghamid.gov

JULY 2026 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

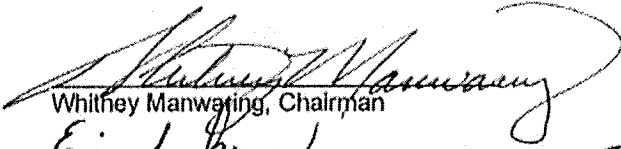
NOW, THEREFORE, BE IT RESOLVED, we, the Bingham County Commissioners, do hereby proclaim July 2026, to be,

BINGHAM COUNTY BEEF MONTH

DATED this 24th day of June, 2026.

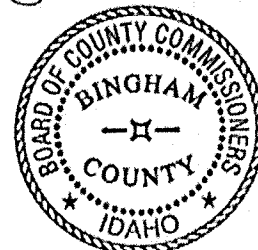
ATTEST:


Pamela W. Eckhardt
Bingham County Clerk


Whitney Manwaring, Chairman


Eric Jackson, Commissioner


Drew Jensen, Commissioner



REVIEW OF PROPOSED FY 2027 BUDGET FOR THE PROBATION DEPARTMENT

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

The Board met to review the proposed FY 2027 budget for the Probation Department.

MEETING TO RECEIVE THE PLANNING & ZONING COMMISSION'S RECOMMENDATION TO APPROVE THE LONG LANE SUBDIVISION ON LAND ZONED RESIDENTIAL/AGRICULTURE, CONSISTING OF APPROX. 6.57 ACRES, LOCATED AT 911 W 45 S, BLACKFOOT, ID, FOR APPLICANTS DAVID & SYLVIA LONG

Present: Tiffany Olsen- Planning & Development Director

The Board held a meeting to receive the Planning & Zoning Commission's recommendation to approve the Long Lane Subdivision on land zoned residential/agriculture, consisting of approx. 6.57 acres, located at 911 W 45 S, Blackfoot, Idaho, for Applicants David & Sylvia Long. Chairman Manwaring welcomed all to the meeting and introductions were held.

Ms. Olsen presented Staff Report for the record.

Prior to the meeting, the Board of County Commissioners reviewed the Application and materials submitted by the Applicant along with the Staff Report and all supplemental maps, notices and other materials.

REASON

After presentation of the Staff Report by Tiffany Olsen, 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 Board discussed concerns relating to the existing zoning designation and how it came to be at this location, but determined the subject parcel is zoned "R/A" Residential/Agricultural and meets the requirements of Bingham County Code Section 10-4-2 (C), which states the purpose of this zone; and
3. Although the lands surrounding the proposed subdivision are zoned "A" Agricultural, the area along 900 W Wilson Road consists of smaller parcels containing a residence, which is consistent with the proposed features of the Application; and
4. The Application met the requirements of Bingham County Code Section 10-6-6(B)(1), as the proposed lots exceed the 1-acre minimum allowed for in an "R/A": Residential/Agricultural zone with individual culinary wells, septic systems, and drainfields on each lot; and
5. Lots 1 and 2 will have access to 45 S, an existing 50-foot-wide private road, to 900 W Wilson Road; Lot 3 will have direct access to 900 W Wilson Road; and
6. A Water Users Agreement exists, and irrigation for the new lots will be utilized with existing groundwater rights from the Bingham Groundwater District, and the existing underground irrigation system will be expanded to deliver irrigation water to each lot by the Developer; and

7. The Board discussed concerns relating to the existing Comprehensive Plan designation but determined 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 referred to Exhibit S-4, Long Lane Subdivision Comprehensive Map, and asked Ms. Olsen if the light pink portion that comes down Wilson Road is considered an "R/A" Residential/Agricultural area, wherein Ms. Olsen stated that it is a Residential/Agricultural Area and has been since 2018. Ms. Olsen stated it appears that there are some roads within Bingham County that were added, some being within 300 and 500 feet on either side of the higher classification roads where development is anticipated. Chairman Manwaring asked Ms. Olsen for clarification and that it was 2018 when 3 Putt Partners came in to develop the proposed 16-lot subdivision, wherein she confirmed that to be accurate. Discussion was held in regard to sewer and water, wherein Ms. Olsen explained that Idaho Code supports connection within 200 feet of a sewer district line to a property that is being subdivided, it would be required to connect. Ms. Olsen stated that Bingham County Code and IDAPA regulations for public health don't have a specific distance but use a word of "reasonable" distance for connection. Ms. Olsen stated testimony was received from Groveland Water and Sewer District, that there connections are not reasonably close or available for this application.

Commissioner Jackson stated there was testimony presented in regard to the lot size and asked Ms. Olsen for clarification. Ms. Olsen explained that the Applicants home is a proposed 2.4 acres and currently is 6.57 acres. Ms. Olsen stated that by dividing that 6.57 into three lots, the Applicant is retaining a little more than 2 acres and the 2 new lots to be created will be 2.00 acres.

Commissioner Jackson stated there was testimony provided in regard to the irrigation system to irrigate the new lots is already at capacity and asked Ms. Olsen if that would be a civil issue or would this be something to place a condition to have proper water to be applied to the lots without being at cost to the current landowners. Ms. Olsen stated that Bingham County Code provides that any subdivider or developer that has irrigation water, must provide irrigation to the new proposed lots at a rate that there is capacity and enough water to be utilized for those lots. Therefore, it would be incumbent on the developer to be sure that the system has the water and capability to support all parties but how that is effectuated would be civil. Ms. Olsen stated at the time of Final Plat, Planning & Development will work with the Engineer and Surveyor to conduct an inspection of the irrigation system to verify that it is operational. The Developer has to provide written verification that they have reviewed the size of the pump, the depth of the well, the length and size of the pipe and that it has been designed to sufficiently serve those that are receiving water.

Commissioner Jensen stated that Mr. Cronquist testified in regard to the footage of the pipe and asked Ms. Olsen how the footage was determined. Ms. Olsen stated if she understood correctly an additional 1200 feet of pipe would need to be added to support providing water to the two lots but that an irrigation design has not been received at this time. Discussion was held in regard to testimony provided by Mr. Cronquist, wherein he stated that the system was designed for 950 feet of pipe years ago; and was not designed to sustain the extension of an additional 1,200 feet of pipe. If another 500 feet is added, it is essentially tripling the capacity for a pump that wasn't designed for that.

Commissioner Jackson asked if the matter should be remanded back to the Planning & Zoning Commission for additional information in regard to cost for adding to the mainline and would be burdened by the Applicant, wherein Ms. Olsen stated if the Board would like to approve the Application, that request could be placed as a condition that the Applicant provide written verification to the Planning & Development Department, that improvements to the system has been made in order to support the two lots and can provide capacity to all users that are on the system.

Commissioner Jensen asked Ms. Olsen if the system updates have to go through any laws, the Applicant will need to repair that as well, wherein Ms. Olsen referred to County Code Section 10-14-4(4), titled Irrigation System, which reads, if water rights are currently associated with the land within the proposed subdivision boundary, then irrigation must be provided to each lot. Ms. Olsen stated that the county would require that a licensed engineer, irrigation professional, contractor and/or developer provide proof that the

design and size of the pump is adequate to serve the number of proposed lots, and that the allotted water shares or water ownership conveys with the land. Again, that is for the three lots, if you were requiring a condition to ensure that the pump is adequate to serve the number of proposed lots plus the two adjacent lots that utilize those water rights. Ms. Olsen stated that is something that the county could require compliance with before final plat is approved or before lots are sold. Ms. Olsen stated a condition such as this has been required in the past where changes were made to an open ditch irrigation system and the county required downstream users to verify their water supply and capacity were not reduced by those changes, even though those users were outside the subdivision boundary.

Chairman Manwaring reiterated that the subject property was previously approved as Residential/Agricultural for a 16-lot subdivision and therefore does not view the current request as spot zoning. Along Wilson Road/900 West, the corridor is already zoned R/A, and this parcel ties into that corridor even though it appears surrounded by agriculture on the map.

Chairman Manwaring referred to Bingham County Code 10-14-15, and stated in regard to protective covenants, those are private matters to be handled by the landowners, HOAs and their boards. The Board nor Planning & Zoning Commission, enforce or base decisions on those covenants.

Chairman Manwaring referred to Senate Bill 1222 and stated that he does not believe it is particularly relevant to this specific subdivision application. Commissioner Jackson and Commissioner Jensen agreed.

Chairman Manwaring stated that testimony was provided by Mrs. Simper that, when she bought her property, everyone in the area signed covenants agreeing not to create additional lots on their approximately 5-6 acre lots. Chairman Manwaring asked Legal Counsel how that should be handled, wherein Mr. Rogers stated that a subdivision was approved many years ago and the covenants were signed. The neighbors likely had expectations when they signed the covenants, including limits on adding lots. However, Bingham County Code 10-14-15 states that the county must not base its land use decision on private covenants, so the Commissioners should exclude covenants from their decision making. Chairman Manwaring asked if the subject application is upheld, is that going to cause issues with the water situation. Mr. Rogers stated if neighbors believe the covenants are being violated, their recourse is through the court system and not through the county. The county's role is to apply its ordinances and standards, while judges handle covenant enforcement in any civil disputes between neighbors.

Ms. Olsen stated when the prior owner (3 Putt) sold the division rights they created covenants and a Water Users Agreement. Due to wording, the documents say they apply to "lots 1-3 of the Acres Subdivision", even though that subdivision was approved but never recorded, so technically does not exist as a subdivision. Because all affected owners signed and agreed, some neighbors argue the covenants are still enforceable privately, despite the subdivision not being recorded.

Mr. Rogers referred to Bingham County Code 10-14-15, which states protective covenants are meant to set higher private standards for future owners, they are enforced only through civil action, and local governments do not enforce covenants and may not use them as a basis for subdivision decisions. Therefore, the Board must not factor these covenants into its decision.

Chairman reiterated that the Board could approve the application but that the Department of Environmental Quality and Idaho Department of Water Resources will still need to approve the wells and septic. Therefore, there is still a chance that it could not be approved.

Mr. Rogers stated if the water is a concern to the Board, there is the ability to remand back to the Planning & Zoning Commission for additional information and to be sure that an expert is brought in or a condition could be placed that the Applicant is required to have an expert come in and make sure that the system is adequate.

Commissioner Jensen stated that he agreed with Planning & Zoning Commissioner Jolley when he stated that the project wasn't compatible with the surrounding area. However, it is unlikely that anyone will come in and farm a five acre parcel as a full farm. Commissioner Jensen stated that these parcels are more

realistic as household farms and it is preferable to concentrate on new houses in this location rather than have a residential development spread out more widely into the surrounding farming area. Chairman Manwaring stated that he had that written as a note as well and that the farmers have larger equipment and do not want smaller parcels, but the parcel will still allow an individual to grow a garden or crops and raise beef or other animals.

Commissioner Jensen stated that he respects the landowner's private property rights and understands that they are trying to make room for children to return, but the main concern is not reducing irrigation opportunities for existing users. Therefore, he would be in favor of remanding the application to the Planning & Zoning Commission for more information on the irrigation system, rather than simply adding a condition without fully understanding the system, so any solution provides a clear, substantial benefit to all affected parties.

Chairman Manwaring stated if the application moves forward rather than being remanded, a condition could be placed requiring the Applicant to pay the full cost of hiring someone to evaluate the pump and water pressure, and if needed, to upgrade the pump and extend/upgrade piping on the property to ensure adequate irrigation. Commissioner Jensen stated that he would be in favor of placing such condition.

Commissioner Jackson stated that it is well stated that the Applicant is responsible for the water condition but to him, this Application is not consistent with the Comprehensive Plan or surrounding area. Specifically, placing two smaller lots alongside three existing five-acre lots.

Chairman Manwaring stated although there are concerns, this property already lies in the Residential/Agriculture zone, where one-acre lots are allowed. The proposal creates three lots on approx. 6.6 acres (roughly two acres each), so the subdivision meets the R/A zoning standards and is an allowed use.

Commissioner Jackson stated that he agreed with Planning & Zoning Commissioner Carter who recommended denial because it was inconsistent with the surrounding areas.

DECISION

Commissioner Jensen moved to uphold the Planning & Zoning Commission's recommendation to approve the proposed three lot residential subdivision to be known as Long Lane Subdivision, as proposed by Property Owners and Applicants, David & Sylvia Long, which will be located at 911 West 45 South, Blackfoot, Idaho, with the following conditions:

- 1) The Applicant is required to provide and update the irrigation/watering system as needed, ensuring all affected properties have adequate water pressure, with all upgrade costs paid by the Developer/Applicant.**

Chairman Manwaring seconded.

Commissioner Jensen moved to amend the motion to add the following condition:

- 2) The Applicant, at his expense, hires a professional engineer to design the water system so that the pump and piping will be adequate to provide for all affected properties.**

Chairman Manwaring seconded. Chairman Manwaring and Commissioner Jensen voted in favor. The motion passed.

Commissioner Jackson voted in opposition as he did not feel that the Application is consistent with its surrounding area with the five acre lots versus the two acre lots.

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.

DISCUSSION & DECISION TO ALLOW BINGHAM GROUNDWATER DISTRICT TO TAKE SAMPLE FROM DOMESTIC WELL AT CENTRAL TRANSFER STATION

Present: Tony Dixey- Bingham Groundwater District

The Board met to hold discussion & make a decision to allow Bingham Groundwater District to take samples from domestic well at Central Transfer Station.

Mr. Dixey explained that Bingham Groundwater has a Bond Recharge site wherein they are working with the Department of Environmental Quality and they are requiring several baseline samples of the aquifer on the domestic side of things prior to any approval. Mr. Dixey stated that one of the spots that the Engineer identified was the county monitoring wells. Therefore, he would like to receive permission from the Board to test water samples.

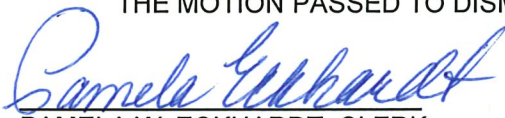
Decision: Commissioner Jackson moved to approve allowing Bingham Groundwater District to take water samples from the domestic well at the Central Transfer Station. Commissioner Jensen seconded. All voted in favor. The motion carried.

PLANNING & DEVELOPMENT

Present: Tiffany Olsen- Planning & Development

The Board met to receive updates from within the Planning & Development Department.

THE MOTION PASSED TO DISMISS UNTIL FRIDAY JUNE 26, 2026



PAMELA W. ECKHARDT, CLERK

Lindsey Gluch- Commission Clerk-----



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)

: ss.

Friday, June 26, 2026

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 Gluch- Commission Clerk

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda as posted for June 26, 2026.

Decision: Commissioner Jensen moved to approve the Commission Agenda as posted for June 26, 2026. Commissioner Jackson seconded. Both voted in favor. The motion carried.

CLAIMS

The Board met to approve Claims in the amount of \$744,034.38.

PAYROLL

The Board approved Payroll in the amount of \$925,786.49.

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

EXECUTIVE SESSION

The Board met to hold an Executive Session pursuant to Idaho Code §74-206(1)(d), to consider records that are exempt from public disclosure. Commissioner Jensen moved to go into Executive Session pursuant to Idaho Code §74-206(1)(d), to consider records that are exempt from public disclosure. Commissioner Jackson seconded. Both voted in favor. The Board moved into Executive Session at 8:30 a.m. Commissioner Jensen moved to go out of Executive Session. Commissioner Jackson seconded. The Board moved out of Executive Session at 9:30 a.m.

Decision: No decision was made at this time.

APPROVAL & SIGNING OF BURN BAN FOR BINGHAM COUNTY

Present: Chief Howell- Blackfoot Fire
Captain Wall- Blackfoot Fire

The Board met to approve and sign a Burn Ban for Bingham County.

Chief Howell explained that this Burn Ban will benefit the county immensely by implementing prior to the 4th of July, to give some relief to the fire departments on responding to brush fires that may come from burns and put emphasis on being careful while light off fireworks.

The Board was in favor.

Decision: Commissioner Jensen moved to approve Bingham County Resolution 2026-40, which declares an emergency and authorizes the implementation of a burning ban. Commissioner Jackson seconded. All voted in favor. The motion carried and said resolution was approved as follows:

BINGHAM COUNTY, IDAHO
RESOLUTION #2026-40
Hereby Declares an Emergency
and Authorizes the Implementation of a Burning Ban

WHEREAS, the Board values the lives and safety of Bingham County residents and take such matters affecting the same seriously; and

WHEREAS, the Board hereby declares that conditions and circumstances within the County now or in the future will necessitate the imposition of an Open Fire Ban to protect the health, safety and welfare of the public; and

WHEREAS, the Board in the interest of protecting, regulating, and governing the safeguarding of life and property and in connection with the International Fire Code; and

WHEREAS, per Bingham County Code Section 5-4-3, which authorizes the prohibition of open burning when atmospheric conditions or local circumstances make such fires hazardous; and

WHEREAS, many parts of Bingham County are extremely dry and due to current conditions, the threat of wildfires is severe;

WHEREAS, wildfires constitute a real threat to life and property in Bingham County;

WHEREAS, it is commonly known that from time to time there exists extreme or serious danger and threat of forest fires, grassfires and wildfires due to dry weather and vegetation conditions in Bingham County and that fires have caused property damage and the potential for risk and loss of life;

WHEREAS, the Bingham County Central Transfer Station is regulated and monitored in the process of disposal of waste products, including agricultural wastes, silviculture wastes, land clearing debris, diseased trees, or debris from emergency cleanup operations;

WHEREAS, in the interest of the safety of the public, it is necessary to continue operations at the Bingham County Central Transfer Station and therefore, the Bingham County Central Transfer Station will remain exempt from the Open Fire Ban as long as the Idaho Department of Environmental Quality deems it safe to continue to operate;

WHEREAS, the public is encouraged to properly dispose of waste products at the Bingham County Central Transfer Station, waste of which would include agricultural waste, silviculture waste, land clearing debris, diseased trees, or debris from emergency cleanup operations.

WHEREAS, for the safety of the county citizens and pursuant to Bingham County Ordinance 5-4-13, concerning the discharge of fireworks, the ordinance will be strongly enforced, only professional display firework permits will be issued, during the duration of the Open Fire Ban;

WHEREAS, non-Wildland-Urban Interface (WUI) areas are generally defined as in areas where homes or other infrastructure meets or intermingles with undeveloped wildland or other vegetation;

WHEREAS, Only non-aerial fireworks are permitted in non-Wildland-Urban Interface (WUI) areas. Per Idaho Code, aerial fireworks are strictly prohibited everywhere except for approved professional displays;

WHEREAS, the Board finds it necessary to prohibit Open Fire, as defined in the Bingham County Ordinance NO.2020-4 and in the International Fire Code;

IT IS HEREBY RESOLVED THAT UPON THE EFFECTIVE DATE OF THIS RESOLUTION:

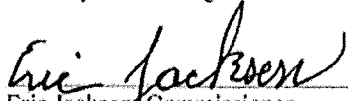
From June 26, 2026 until September 30, 2026, or such earlier date as set forth by the Board, the Board hereby authorizes the local fire districts to enforce and implement Bingham County Code 5-4-3 and the Board declares a ban on Open Fires of any kind, on all private property located in the Unincorporated Areas of the County, except campfires built within an approved pit at improved campgrounds or picnic areas and smoking, except within an enclosed vehicle, building or developed recreation site. This area shall not include public lands belonging to the United States of America or the State of Idaho located within the Unincorporated Areas of the County. Burn permits are required for agricultural burning, however, no permits are being issued at this time.

This resolution does not include Government Agencies with prior approval from the Department of Environmental Quality and the fire department.

This resolution shall be in full force and effective immediately after its passage.

PASSED AND ADOPTED this 26th day of June 2026, during the regular meeting of the Board of County Commissioners.

Whitney Manwaring, Chairman


Eric Jackson, Commissioner


Drew Jensen, Commissioner

THE MOTION PASSED TO DISMISS UNTIL TUESDAY JUNE 30, 2026



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



WHITNEY MANWARING, CHAIRMAN

STATE OF IDAHO)
 : ss. Tuesday, June 30, 2026
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 Gluch- Commission Clerk

APPROVAL OF COMMISSION AGENDA

The Board met to approve the Commission Agenda for June 30, 2026.

Decision: Commissioner Jensen moved to approve the Commission Agenda for June 30, 2026, as posted. 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 voted in favor. The Board moved into Executive Session at 2:34 p.m. Commissioner Jensen moved to go out of Executive Session. Commissioner Jackson seconded. The Board moved out of Executive Session at 2:49 p.m.

Decision: Commissioner Jensen moved to approve the following wages for the FY 2027 budget for Solid Waste:

1. Lead move from PW 3-7 (\$24.86) to SW 5-7 (\$26.35)
2. Lead move from PW 3-8 (\$25.60) to SW 5-8 (\$27.14)
3. Assistant Director move from PW 5-8 (\$27.14) to SW 9-8 (\$30.49)
4. Replacement Lead- New Hire SW 5-1 (\$21.44)
5. Operator- New position (SW 1-1) (\$19.10)
6. Solid Waste Director wage to increase to one grade above Road & Bridge Supervisor
 - a. 1-6 all effective for 2027 budget
7. A One-time bonus to the 2 leads, Assistant Solid Waste Director and the Solid Director in the amount of \$1,000 each after taxes to be paid from Solid Waste overtime budget and Human Resources budget.
 - a. Approved for upcoming pay period July 2026

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 voted in favor. The

Board moved into Executive Session at 3:05 p.m. Commissioner Jackson moved to go out of Executive Session. Commissioner Jackson seconded. The Board moved out of Executive Session at 11:17 p.m.

Decision: Commissioner Jackson moved to approve the following:

1. Deputy Prosecutor move from 33,2 to 33,4
2. Deputy Prosecutor move from 33,1 to 33,3
 - a. 1 & 2 effective for next pay period
3. Prosecutor & Sheriff increase salary to \$140,000
 - a. Effective for 2027 budget
4. Chief Deputy Sheriff & Chief Deputy Prosecutor increase to \$130,000 (Will always remain \$10,000 under the Sheriff and Prosecutor)
 - a. Effective for 2027 budget
5. Offer to Chief Deputy Prosecutor position at \$130,000
 - a. Offer now rather than waiting until new budget due to salary savings
6. Sheriff has authorization to offer wage adjustment for IT Director position, as discussed. (\$140,000)
 - a. Effective for 2027 budget

Commissioner Jensen seconded. All voted in favor. The motion carried.

DISCUSSION & POTENTIAL DECISION REGARDING TAX EXEMPTION APPLICATION FORM

Present: Pamela Eckhardt- County Clerk
Debbie Cunningham- Chief Deputy Assessor
Donavan Harrington- Assessor

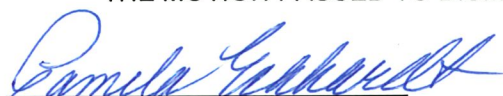
The Board met to hold discussion and make a potential decision in regard to the Tax Exemption Application Form.

No decision was made at this time.

CLAIMS FOR THE PREVIOUS MONTH WERE APPROVED AS FOLLOWS:

Current Expenses	\$540,193.21	Weeds	\$7,091.37
Road & Bridge	\$359,109.37	Emergency Communication...	\$122,199.79
Airport.....	\$25.68	Waterways.....	\$3,312.99
Justice Fund	\$737,370.70	Road & Bridge Special Proj...	\$110,681.12
District Court.....	\$78,895.93	PILT.....	\$8,255.33
Preventative Health.....	\$14,000.00	Treatment Courts.....	\$3,447.97
Historical Society & Museum.....	\$4,000.00	Junior College.....	\$300.00
Parks & Recreation	\$34,036.89	Consolidated Elections.....	\$12,123.83
Revaluation.....	\$34,185.78		
Solid Waste	\$264,185.62		
Tort.....	\$9,484.00		
Veterans Memorial.....	\$1,040.71		

THE MOTION PASSED TO DISMISS UNTIL WEDNESDAY JULY 1, 2026


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


WHITNEY MANWARING, CHAIRMAN