

AN ORDINANCE AMENDING THE GENERAL BINGHAM COUNTY ZONING ORDINANCE 2012-08 AND ACCOMPANYING ZONING MAP BY AMENDING THE ZONING DESIGNATION OF THE BELOW-DESCRIBED REAL PROPERTY FROM "R/A" RESIDENTIAL/ AGRICULTURE TO "R" RESIDENTIAL, SUBMITTED BY RR JOHNSON REAL ESTATE LLC.

BE IT ORDAINED by the Board of County Commissioners of Bingham County, Idaho, as follows:

PARCEL ONE:

BEGINNING AT A POINT THAT LIES N89°53'31"W 516.00 FEET ALONG THE ¼ SECTION LINE FROM THE EAST ¼ CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE BASELINE AND MERIDIAN, BINGHAM COUNTY, IDAHO; AND RUNNING THENCE S00°05'24"W 1355.92 FEET ALONG THE WEST SIDE OF A ROAD RIGHT- OF-WAY; THENCE WEST 175.77 FEET TO A POINT ON A CURVE HAVING A CENTRAL ANGLE OF 42°39'22" AND A RADIUS OF 980 FEET AND A LENGTH OF 729.60 FEET WITH A CORD THAT BEARS S42°07'04"W 712.87 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 729.60 FEET; THENCE S00°00'05"E 101.05 FEET TO THE MEANDERINGS OF THE SNAKE RIVER; THENCE ALONG THE MEANDERINGS S79°11'47"W 154.49 FEET; THENCE S89°55'27"W 659.75 FEET; THENCE N81°01'02"W 411.04 FEET TO THE SOUTHEAST CORNER OF THE PARCEL CURRENTLY OWNED BY MIKE MILLER; THENCE N14°35'25"W 380.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WEST 61.84 FEET TO THE SOUTHEAST CORNER OF RIVER PARK ESTATES DIVISION NUMBER ONE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF THE ROAD FOR RIVER PARK ESTATES NORTH 45.98 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 69°45'48" A DISTANCE OF 54.79 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET A CENTRAL ANGLE OF ANGLE OF 67°25'18" A DISTANCE OF 23.53 FEET; THENCE N02°20'30"W 68.96 FEET; THENCE N00°12'11"E 681.38 FEET; TO A POINT OF CURVATURE THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 09°17'50" A DISTANCE OF 77.08 FEET; THENCE N09°30'01"E 222.59 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°17'50" AND A RADIUS OF 525.00 FEET A DISTANCE OF 85.19 FEET; THENCE N00°12'11 "E 290.09 FEET; THENCE WEST 50.00 FEET; THENCE N00°12'11"E 59.30 FEET TO A POINT ON THE ¼ SECTION LINE; THENCE S89°53'31"E 2072.47 FEET TOTHE POINT OF BEGINNING.

SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THENORTHERLY SIDE OF THE ABOVE DESCRIBED PARCEL.

ALSO SUBJECT TO ANY CLAIM ARISING FROM THE DIFFERENCE INTHE MEAN HIGH-WATER LINE OF THE SNAKE RIVER AND THE MEANDER LINE AS SHOWN BY THE ORIGINAL GOVERNMENT SURVEY.

PARCEL TWO:

ALSO A PARCEL DESCRIBED AS: BEGINNING AT A POINT THAT LIES N89°53'31"W 2588.47 FEET FROM THE EAST ¼ CORNER OF SAID SECTION 17, AND RUNNING THENCE S00°12'11"W 144.63 FEET; THENCE WEST 175.66 FEET; THENCE N50°37'00"E 227.93 FEET TO THE POINT OF BEGINNING.

Section 2: This Ordinance shall become effective upon its publication in the manner required by law.

Passed and Approved by the Board of County Commissioners, County of Bingham, State of Idaho, at a Public Hearing held on the 10th day of June 2026.

Signed this 31st day of July 2026.

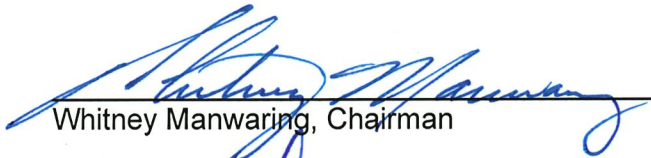
**BOARD OF COUNTY COMMISSIONERS
BINGHAM COUNTY, IDAHO**

ATTEST:



Pamela Eckhardt
Bingham County Clerk





Whitney Manwaring, Chairman



Eric Jackson, Commissioner



Drew Jensen, Commissioner

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