

**BINGHAM COUNTY
ORDINANCE 2026-17**

Instrument # 783708

BINGHAM COUNTY

9-18-2026 01:46:59 PM No. of Pages: 2

Recorded for : BINGHAM COUNTY COMMISSIONERS

PAMELA W. ECKHARDT

Fee: 0.00

Ex-Officio Recorder Deputy



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 "A" AGRICULTURAL TO "C2" HEAVY COMMERCIAL, SUBMITTED BY MHD DEVELOPMENT LLC.

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

Parcel 1:

A portion of Section 25, Township 1 South, Range 36, East of the Boise Meridian, Bingham County, Idaho, described as:

Beginning at a point which is N 89°48'10" W 1321.88 feet along the Section line and North 176.88 feet from the South Quarter corner of Section 25, Township 1 South, Range 36, East of the Boise Meridian, Bingham County, Idaho; thence North 1185.8 feet; thence S 89°53'10" E 260.3 feet; thence N 84°43'30" E 220.3 feet; thence N 68°14'20" E 237.8 feet; thence S 71°52'40" E 142.3 feet; thence S 46°16'37" E 426.8 feet (shown of record as S 46°16'80" E 426.7 feet) to the Northwestern right-of-way line of the U.P.R.R.; thence S 39°42' W along said R/W line 1398.8 feet; thence N 18° W 48.9 feet; thence N 52°58' W 125.0 feet; thence West 135.8 feet to the Point of Beginning.

EXCEPTING THEREFROM:

Beginning at a point which is N 89°48'10" W 1321.88 feet along the Section line and North 1362.28 feet and S 89°53'10" E 160 feet, more or less, from the South Quarter corner of Section 25, said Point being the True Point of Beginning; thence S 89°53'10" E 100.3 feet, more or less, thence N 84°43'30" E 220.3 feet; thence N 68°14'20" E 237.8 feet; thence S 71°52'40" E 142.3 feet; thence S 46°16'37" E 426.80 feet (shown of record as S 46°16'80" E 426.7 feet) to the Northwestern right-of-way line of the U.P.R.R.; thence S 39°42' W along said Right-of-Way line 450 feet; thence leaving said Right-of-Way on a line that is perpendicular to the right-of-way, for a distance of 900 feet, more or less to the Point of Beginning.

ALSO EXCEPTING THEREFROM:

Part of the SE1/4SW1/4 of Section 25, Township 1 South, Range 36 East, Boise Meridian, Bingham County, Idaho described as:

Beginning at a point that is N 89°48'29" W 1321.88 feet along the section line and N 00°00'19" W 482.28 feet from the South ¼ corner of said Section 25 and running thence N 00°00'19" W 880.40 feet; thence S 89°53'29" E 161.43 feet to the Northwest corner of Deed Instrument No. 274152; thence S 50°18'19" E 903.46 feet along said Deed instrument to the Westerly right-of-way line of U.S. Highway 191; thence S 39°42'00" W 626.90 feet along said Westerly right-of-way line; thence N 50°18'00" W 203.00 feet; thence N 80°36'35" W 303.96 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

State Highway 91.

Corrected legal description accepted and approved:

Parcel 2:

Beginning at a point which is North 89°48'10" West 1321.88 feet and North 0°09' West 25 feet from the South Quarter corner of section 15, Township 1 South, Range 36, E.B.M., Bingham County, Idaho; thence North 0°09' West 151.88 feet; thence North 89°56'32" East 136.16 feet (shown of record as East 136.24 feet); thence South 52°58' East 125 feet; thence South 18° East 48.90 feet; thence South 39°42' West 40.29 feet; thence North 89°48'10" West 224.92 feet to the place 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 12th day of August 2026.

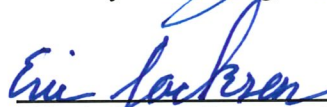
Signed this 18th day of September 2026.

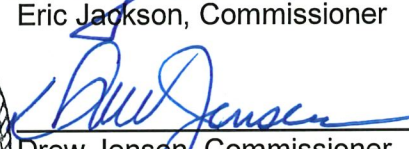
**BOARD OF COUNTY COMMISSIONERS
BINGHAM COUNTY, IDAHO**

ATTEST:


Pamela Eckhardt
Bingham County Clerk


Whitney Manwaring, Chairman


Eric Jackson, Commissioner


Drew Jensen, Commissioner

