

BOARD OF BINGHAM COUNTY COMMISSIONERS

REASON & DECISION

In regards to: The Planning & Zoning Commission's recommendation to approve the request submitted by High Tech Comfort, LLC, for development of a 3-Lot commercial subdivision, on approx. 5.99 acres of land, zoned "M1" Light Manufacturing, in accordance with Bingham County Code Title 10 Chapter 14 Subdivision regulations, to be known as Elevated Business Park.

Property Owner & Applicant: High Tech Comfort, LLC

Board of County Commissioners Meeting Date: May 20, 2026

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 Addie Jo Jackman, Assistant 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 "M1" Light Manufacturing and meets the requirements of Bingham County Code Section 10-4-2(G), which states the purpose of this zone; and
3. The lands surrounding the proposed subdivision are also zoned "M1" Light Manufacturing and consist of portions of farm ground and other light manufacturing 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 "M1" zone with individual culinary wells, septic systems, and drainfields on each lot; and
5. The cost of connection to the Groveland Water and Sewer District would not be feasible for a 3-Lot subdivision and agreed that development should be allowed to proceed with individual septic systems on each lot, as proposed by the Applicant; and
6. Adequate access to all lots will be extended from 100 N. Pioneer Road via a new private road with proper permitting from the Bingham County Public Works Department; and
7. Lots are located within the United Canal Company using the Clark Lateral, with adequate water shares to deliver irrigation to each lot. The existing open irrigation ditch will be

relocated along the west boundary, and a new ditch will be built along the north and east boundaries to serve Lot 3. Approval was obtained from the United Canal Company and from the downstream water users, as shown in Exhibit A-9A. The Board found that from the Application details, the property owner will retain all 15 water shares, and a Water Users Agreement will be recorded to govern irrigation for all lots; and

8. The proposed subdivision is considered to be consistent with the Bingham County Comprehensive Plan, as the area is designated as Industrial/Commercial, which supports the Light Manufacturing Zoning District.

Chairman Manwaring stated the proposed use fits the surrounding properties and there was no testimony received in opposition or Neutral, at the Planning & Zoning Commission Public Hearing.

Commissioner Jackson and Commissioner Jensen both agreed and has no concerns in regard to the Application.

DECISION

Commissioner Jensen moved to uphold the Planning & Zoning Commission's recommendation to approve the Elevated Business Park Subdivision and approve the development, located west and northwest of 624 W 100 N, Blackfoot, Idaho, on approx. 5.99 acres, as proposed by Property Owner/Applicant, High Tech Comfort, LLC. 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.

Dated this 27 day of May 2026.

**Board of Bingham County Commissioners
Bingham County, Idaho**


Whitney Manwaring, Chairman


Eric Jackson, Commissioner


Drew Jensen, Commissioner

CERTIFICATE OF SERVICE

I certify that on the 27 day of May 2026, I served a true and correct copy of the Reason & Decision for the request for Elevated Business Park Subdivision, upon the following person(s) in the manner(s) indicated:

- | | |
|--|--------------|
| <input type="checkbox"/> Mail | Chris Street |
| <input checked="" type="checkbox"/> Email: <u>cstreet@hleinc.com</u> | HLE, Inc |
| <input type="checkbox"/> Hand Delivered | |
| <input type="checkbox"/> Designated Courthouse Box | |

- | | |
|--|---------------------------------|
| <input type="checkbox"/> Mail | Tiffany Olsen |
| <input checked="" type="checkbox"/> Email: <u>tolsen@binghamid.gov</u> | Planning & Development Director |
| <input type="checkbox"/> Hand Delivered | |
| <input type="checkbox"/> Designated Courthouse Box | |


Lindsey Gluch, Commission Clerk