

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

BOARD OF BINGHAM COUNTY COMMISSIONERS REASON & DECISION

In regard to: The Planning & Zoning Commission's recommendation to approve the request submitted by property owners, Chris Drakos Enterprises, Inc., of 395 N 850 W, Blackfoot, Idaho and Cody & Christina Darrah, of 842 W 390 N, Blackfoot, Idaho, for the adjustment of lot lines between two respective lots in the Drakos Estates Subdivision with a replat, to be known as the 1st Amended Drakos Estates Subdivision, from the Planning and Zoning Commission. The amended plat includes approximately 3.58 acres of land zoned "R/A" Residential/Agriculture, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.

Property Owner & Applicant: Chris Drakos Enterprises, Inc., and Cody & Christina Darrah

Board of County Commissioners Meeting Date: July 22, 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 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 "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. The lands to the south and east of the proposed subdivision replat are also zoned "R/A" and consist of residential homes, 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 a "R/A" zone with individual culinary wells, septic systems and drainfields on each lot; and
5. Lot 1 has an existing access from 850 W Larsen Road, and lot 3 has an existing access from 390 N Lavaridge Dr.; and

Chairman Manwaring had no concerns.

Commissioner Jackson had no concerns.

Commissioner Jensen had no concerns.

DECISION

Commissioner Jackson, based on the record, moved to uphold the Planning & Zoning Commission's recommendation to approve the proposed 2-lot residential subdivision to be known as 1st Amended Drakos Subdivision, as proposed by property owners, Chris Drakos Enterprises, Inc., and Cody and Christina Darrah, located at 395 N 850 W and 842 W 390 N, 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.

Dated this 31 day of July 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 31 day of July 2026, I served a true and correct copy of the Reason & Decision for the 1st Amended Drakos Estates Subdivision upon the following person(s) in the manner(s) indicated:

- ☐ Mail
- ☒ Email: johnnydrakos@gmail.com
- ☐ Hand Delivered
- ☐ Designated Courthouse Box

Chris Drakos Enterprises, Inc
201 E 1100 S
Burley, Idaho

- ☐ Mail
- ☒ Email: jwharris@bakerharrislaw.com
- ☐ Hand Delivered
- ☐ Designated Courthouse Box

Jonathan W. Harris
266 W Bridge Street
Blackfoot, Idaho 83221

- ☐ Mail
- ☒ Email: tolsen@binghamid.gov
- ☐ Hand Delivered
- ☐ Designated Courthouse Box

Tiffany Olsen
Planning & Development Director

Lindsey Gluch
Lindsey Gluch, Commission Clerk