

## BOARD OF BINGHAM COUNTY COMMISSIONERS

### REASON & DECISION

In regards to: The Planning & Zoning Commission's recommendation to approve the Alaska Acres Subdivision, to create a 4-Lot residential subdivision located at approx. 978 N 575 E, Firth, Idaho, in accordance with Bingham County Code, Title 10, Chapter 14, Subdivision Regulations.

Property Owner & Applicant: Michael Bailey & Jolynn John

Board of County Commissioners Meeting Date: December 17, 2025

Commissioner Jensen was not present.

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

### REASON

After presentation of the Staff Report, 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 Application met the requirements of Bingham County Code Section 10-4-2(B), which states that the purpose of the "A" Zone is to preserve and protect the decreasing supply of agricultural land. The Board found the area surrounding the proposed subdivision is zoned Agricultural, consists of pasture ground and residential parcels to the north and west, residential parcels to the east, and farm ground to the south, both of which are consistent with the features of the proposed subdivision; and
3. The Application met the requirements of Bingham County Code Sections 10-6-6(B)(4) as the proposed lots meet the 5-acre minimum allowed for in an Agriculture Zoning District with individual culinary wells, septic systems, and drainfields on each lot; and
4. Adequate access to Lots 1 and 2 will be from Melba Way, via an existing easement/private road, and Lots 3 and 4 will be accessed from a common shared access from West River Road; and
5. Lots are located within the New Sweden Irrigation District and will be served by a flood irrigation system. Any modifications to the existing irrigation delivery will be subject to the downstream water users and/or the New Sweden Irrigation District's prior written approval as required in Idaho Code Section 42-1207; and

6. The proposed subdivision is considered to be consistent with the Bingham County Comprehensive Plan, as the area is designated as Agricultural, which supports the Agriculture Zoning District; and

Chairman Manwaring asked if there was an existing ditch that will be used or if there was, that it would be moved with construction, to which Ms. Olsen stated there are two (2) ditches and those will remain on the property in their current status. Ms. Olsen stated in the future if the landowners decide that they would like to install a pressurized system, they would be required to work with the pertinent water district.

#### **DECISION**

**Commissioner Jackson moved to approve the Alaska Acres Subdivision, a 4-Lot residential subdivision located at approx. 978 N 575 E, Firth, Idaho, on approx. 21.92 acres as proposed by property owners Michael Bailey and Jolynn John. Chairman Manwaring seconded.**

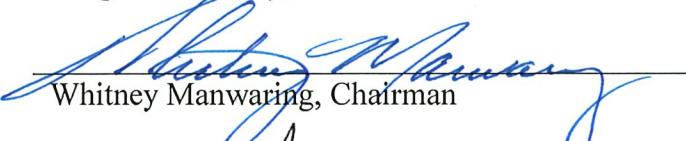
**Commissioner Jackson amended the motion to state that the Board of County Commissioners would be upholding the decision of the Planning & Zoning Commission to approve. Chairman Manwaring seconded the amendment. Both voted in favor. The motion carried.**

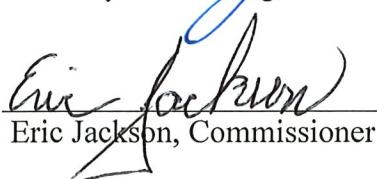
**Request for Reconsideration/Judicial Review:** Upon denial or approval of a zone change, with adverse conditions, pursuant to Idaho Code Section 67-6535(2)(b), the Applicant or affected person seeking Judicial Review of compliance with the provisions of this section must first seek reconsideration 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.

Dated this 9<sup>th</sup> day of January, 2026.

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

  
Whitney Manwaring, Chairman

  
Eric Jackson, Commissioner

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Drew Jensen, Commissioner

## CERTIFICATE OF SERVICE

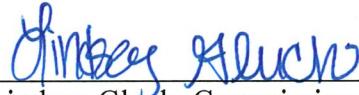
I certify that on the 9<sup>th</sup> day of January, 2026, I served a true and correct copy of the Reason & Decision for the request for Alaska Acres Subdivision, upon the following person(s) in the manner(s) indicated:

- Mail
- Email: [mikenlisabailey@msn.com](mailto:mikenlisabailey@msn.com)
- Hand Delivered
- Designated Courthouse Box

Michael Bailey & Jolynn John  
440 Conventry Ct.  
Idaho Falls, Idaho 83404

- Mail
- Email: [tolsen@binghamid.gov](mailto:tolsen@binghamid.gov)
- Hand Delivered
- Designated Courthouse Box

Tiffany Olsen  
Planning & Development Director



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Lindsey Gluch, Commission Clerk