

BOARD OF BINGHAM COUNTY COMMISSIONERS

REASON & DECISION

In regards to: The Planning & Zoning Commission's recommendation to approve a 3-lot residential subdivision, to be known as Carman Acres Subdivision, on approximately 15.29 acres of land zoned "A" Agriculture in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.

Property Owner & Applicant: Jennifer Carman

Board of County Commissioners Meeting Date: November 19, 2025

Acting Chairman, Commissioner Jensen, due to the absence of Commissioner Manwaring.

Prior to the Meeting, the Board of County Commissioners, reviewed the Application and materials submitted by the Applicant, Jennifer Carman, along with the Staff Report and all supplemental maps, notices and other materials.

REASON

After presentation of the Staff Report by Addie Jo Jackman, Bingham County Planning & Development Assistant Director, Commissioner Jackson conformed there were no questions for county staff and the Board held discussion and deliberation, wherein they found the following:

The Board of County Commissioners 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 area consists primarily of residential parcels to the north, east, and west, with agriculturally farmed parcels to the south, which is consistent with the Application; and
3. The Application met the requirements of Bingham County Code Section 10-6-6 (B) (4) as the proposed lots meet the 5-acre minimum allowed for in an Agriculture Zoning District; and
4. Adequate access will be provided from 800 S. Sage Road for Lots 1 and 2, with access for Lot 3 from 1500 W. River Road; and
5. 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.

Commissioner Jackson asked Ms. Olsen what the property is to be used for due to no water, wherein Ms. Olsen referred to Exhibit S-8 and stated it does not appear that there are any gardens and is just a small area of grass, wherein she would anticipate that to be consistent with future development. Commissioner Jackson stated his concern that if the weeds are not kept down, that could be an issue.

There were no further questions or discussions and Commissioner Jensen entertained a motion.

DECISION

Commissioner Jackson moved to uphold the decision of the Planning & Zoning Commission to approve the Carmen Acres Subdivision. 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.

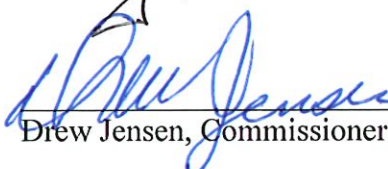
Dated this 12 day of December, 2025.

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

Whitney Manwaring, Chairman



Eric Jackson, Commissioner



Drew Jensen, Commissioner

CERTIFICATE OF SERVICE

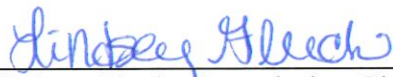
I certify that on the 12 day of December, 2025, I served a true and correct copy of the Reason & Decision for the request for Carman Acres Subdivision, upon the following person(s) in the manner(s) indicated:

- ☒ Mail
- ☒ Email: kjcarman@aol.com
- ☐ Hand Delivered
- ☐ Designated Courthouse Box

Jennifer Carman
1518 W. 800 S.
Pingree, Idaho 83262

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

Tiffany Olsen
Planning & Development Director



Lindsey Gluch, Commission Clerk