

BOARD OF BINGHAM COUNTY COMMISSIONERS

REASON & DECISION

In regards to: The Planning & Zoning Commission's recommendation to approve the Kolbet Acres Subdivision, to create a 2-Lot residential subdivision located at approx. 751 W. 160 N., Blackfoot, Idaho, on approximately 2.42 acres.

Property Owner & Applicant: Edward Kolbet

Board of County Commissioners Meeting Date: November 21, 2025

Acting Chairman, Commissioner Jackson, 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, 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 purpose of the Residential "R" Zoning District pursuant to Bingham County Code Section 10-4-2(D) as the parcels are located in the Moreland Townsite, are compatible with existing uses in the immediate vicinity, with adequate service by roadways; and
3. The area consists primarily of residential parcels to the north, east, and south, with agriculturally farmed parcels to the west. The Board also found that Residential zoning surrounds the property; and
4. The Application met the requirements of Bingham County Code Section 10-6-6(B)(1), as the proposed lots meet the 1-acre minimum allowed for an individual culinary well, individual septic system, and drain field on each lot; and
5. The property lies within the United Canal Company and the Danskin Ditch Company Irrigation Districts, with irrigation water delivered to each lot via an existing open ditch. In accordance with Bingham County Code Section 10-14-8(H) and Idaho Code Section 31-3802, a Water Users Agreement for the lots within the Subdivision will be recorded before the Final Plat; and

6. Adequate access will be provided from 160 N First South Street, with a any new approaches subject to permitting from Bingham County Public Works; and
7. The proposed subdivision is considered to be consistent with the Bingham County Comprehensive Plan, as the area is designated as Residential/Agricultural, which supports the Residential/Agriculture Zoning District.

Commissioner Jackson stated the subject property is close to Millcreek Metals and asked Ms. Olsen if she has heard of any plans for them to expand, wherein Ms. Olsen stated that she has not heard of any plans for expansion.

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

DECISION

Commissioner Jensen moved to uphold the Planning & Zoning Commission's recommendation to approve the Kolbet Acres Subdivision, to create a 2-Lot residential subdivision located at approx. 751 W. 160 N. Blackfoot, ID, on approx. 2.42 acres as proposed by property owner, Edward Kolbet. Commissioner Jackson seconded. 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 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

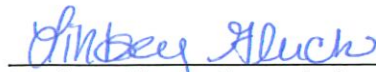
I certify that on the 12 day of December, 2025, I served a true and correct copy of the Reason & Decision for the request for Kolbet Acres Subdivision, upon the following person(s) in the manner(s) indicated:

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

Edward Kolbet
751 W. 160 N.
Blackfoot, Idaho 83221

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

Tiffany Olsen
Planning & Development Director



Lindsey Glueh, Commission Clerk