

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

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BOARD OF BINGHAM COUNTY COMMISSIONERS REASON & DECISION

In regard to: The Planning & Zoning Commission's recommendation to approve the request submitted by JNS Properties, LLC, to develop a 3-lot commercial subdivision, to be known as Beehive Subdivision, on approximately 5.69 acres of land zoned "C2" Heavy Commercial, located south and southwest of 7 N 580 W, Blackfoot, Idaho, in accordance with Bingham County Code, Title 10, Chapter 14, Subdivision Regulations

Property Owner & Applicant: JNS Properties, LLC

Board of County Commissioners Meeting Date: June 17, 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 "C2" Heavy Commercial and meets the requirements of Bingham County Code Section 10-4-2(F), which states the purpose of this zone; and
3. The lands to the south, east and west of the proposed subdivision are also zoned "C2" and consist of commercial 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 "C2" zone with existing or proposed individual culinary wells, septic systems, and drainfields on each lot; and
5. Adequate access to all lots will be extended from 585 W. Beehive Drive, an existing County road; and
6. That according to the materials submitted by the Applicant, irrigation for the lots will be managed through the United Canal Company- Trego Ditch Company. Irrigation will be distributed through individual headgates via an open ditch system utilizing the necessary number of shares to provide adequate irrigation from 27 water shares existing in association with the properties.

Chairman Manwaring asked if there are existing wells on any of the parcels, wherein Ms. Olsen explained that there are and the properties to the east both have existing wells and septic systems. Chairman Manwaring asked if the lot across the road that is non-buildable, wherein Ms. Olsen stated that lot does not, but it is anticipated that it will have individual septic and well. Ms. Olsen added that the irrigation improvements are installed, she has received photographs, headgates are in and the water is flowing to each of the lots.

Commissioner Jackson nor Commissioner Jensen had any concerns.

DECISION

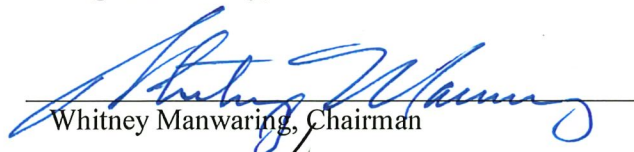
Commissioner Jackson moved to uphold the Planning & Zoning Commission's recommendation to approve the proposed 3-lot commercial subdivision to be known as Beehive Subdivision as proposed by Property Owners and Applicants, JNS Properties, LLC, located South and southwest of 7 N 580 W, Blackfoot, Idaho. 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 8 day of July 2026.

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


Whitney Manwaring, Chairman


Eric Jackson, Commissioner

Drew Jensen, Commissioner

CERTIFICATE OF SERVICE

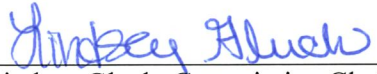
I certify that on the 8 day of July 2026, I served a true and correct copy of the Reason & Decision for the Beehive Subdivision upon the following person(s) in the manner(s) indicated:

- Mail
- Email: snedaker@gmail.com
- Hand Delivered
- Designated Courthouse Box

JNS Properties LLC
PO Box 47
Preston, ID 83263

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

Tiffany Olsen
Planning & Development Director



Lindsey Gluch, Commission Clerk