

**BINGHAM COUNTY PLANNING & ZONING COMMISSION
REASON AND DECISION**

APPLICATION OF: Higham Subdivision, a 2-Lot Residential Subdivision

PROPERTY OWNERS: Charles Tanner Higham & Ashton Sarai Durfey (also known as Ashton Higham)

Requested Action: Property Owners, Charles Tanner Higham & Ashton Sarai Durfey, also known as Ashton Sarai Higham, requested to create a two-lot single-family residential subdivision, zoned "R/A" Residential/Agriculture, to be known as the Higham Subdivision, on approx. 2.24 acres with an average lot size of approx. 1.123 acres in size, in accordance with Bingham County Code Title 10 Chapter 14 Subdivision Regulations. The Bingham County Comprehensive Plan Map has this parcel designated as Residential/Agriculture, which is consistent with the zoning and development of the parcel.

Property Location: Parcel No. RP0480203, addressed as 854 E 1200 N Shelley, ID 83274, consisting of approx. 2.245 acres

Applicable Regulations: Bingham County Comprehensive Plan dated November 20, 2018
Bingham County Zoning Ordinance 2012-08, as amended

Public Hearing Date: December 10, 2025

I. PUBLIC HEARING RECORD AND INFORMATION

1. The following was reviewed by the Commission:
 - a. Application and materials submitted by the Applicant; and
 - b. Staff Report, maps, notice, and other materials.
2. Planning and Development Services Assistant Director/Lead Planner Addie Jo Jackman presented the Staff Report for the Application. She reviewed the requested action and acknowledged that before the Public Hearing, the Commissioners were provided the record of written testimony received, which included:

(T-1) The City of Shelley submitted testimony in a neutral position, stating they do not have any concerns. The proposal appears to be in the impact area, but outside of the ¼ mile of the city limits boundary.

(T-2) Idaho Department of Environmental Quality submitted testimony in a neutral position, providing general recommendations for land development projects.

(T-3) Bingham County Treasurer's Office submitted testimony in a neutral position stating that all taxes, including 2025's, will need to be paid in full prior to the Treasurer signing the Final Plat.

(T-4) Bingham County Public Works submitted testimony in a neutral position stating that any new approaches must meet current Bingham County standards and that Baseline Road (1200 N) is a major collector posted at 35mph.

2. With no questions from the Commission, testimony was presented by the Applicant (T-5) Ashton Durfey, of 1258 North 550 East, Shelley, ID. Ms. Durfey offered details about how irrigation water will be delivered, which will be via a pump irrigation system that will run along the fence line.
3. Testimony in a position of support, in neutral, or in a position of opposition was received. Chairman Johns then closed the Public Hearing for this Application.
4. Commissioner discussion began with Commissioner Carter, who testified that he believed the area was adequate in size to meet the distance requirements between a septic system and a culinary well. The Commissioners did not address any concerns or questions with the proposal.

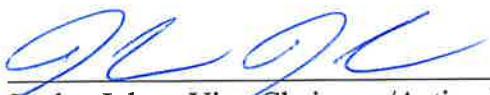
II. REASON

The Planning and Zoning Commission found:

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(C), which states that the purpose of the "R/A" Zone is to permit the establishment of low-density single-family dwellings with lot sizes sufficient for individual sewer and water facilities. The Commission found the area surrounding the proposed subdivision to the north, east, and west is zoned Residential/Agriculture, consisting of farm ground to the north and west, and residential parcels to the east; and
3. 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 in a Residential/Agriculture Zoning District with individual culinary wells, septic systems, and drainfields on each lot; and
4. 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 and development of the parcel; and
5. the Public Hearing met the notice requirements of Idaho Code Title 67, Chapter 65, and Bingham County Code Section 10-3-6.

III. DECISION

Based on the record, Commissioner Carter moved to recommend approval of the Higham Subdivision to create a 2-lot residential subdivision, located at approx. 864 E 1200 N in Shelley, Idaho, on approx. 2.24 acres, as proposed by property owners Charles Tanner Higham and Ashton Sarai Durfey (also known as Ashton Sarai Higham). Commissioner Watson seconded the motion. Commissioners Carter, Watson, Thomson, Tominaga, and Winder voted in favor. The motion passed.



Jordan Johns, Vice-Chairman/Acting Chairman
Bingham County Planning and Zoning Commission

12-23-25
Date