

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

APPLICATION OF: Zoning District Amendment from Residential/Agriculture to Agriculture

PROPERTY OWNERS: Donald & Loretta Anderson

Requested Action: Property Owners, Donald and Lorette Anderson (Applicants), were granted a Zoning Amendment from Agriculture "A" to Residential/Agriculture "R/A" by the Board of County Commissioners (Board) for two parcels identified as RP0253500 & RP0253603. The parcels are located at 264 S 625 W, Blackfoot, ID (Township 3 South, Range 34 East, Section 13) and feature the Applicant's residence and the farmed ground, totaling approximately 32.81 assessed acres of land.

Following the approval, County Ordinance No. 2020-09 was recorded on December 29, 2020. Subsequently, on November 13, 2024, Bingham County Planning and Development Services received an email from the Applicants withdrawing their Zoning Amendment Application.

With receipt of the Applicant's withdrawal, it is necessary to rescind Ordinance No. 2020-09 and return the subject parcels' zoning district designation to Agriculture, with the recording of a new Ordinance. The authority to do so is found in Idaho Code Section 67-6511(2)(b), which requires the Application to follow the same notice and hearing procedures for an Ordinance.

Property Location: 264 S 625 W, Blackfoot, ID, Township 3 South, Range 34 East, Section 13, approx. 32.81 assessed acres

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

Public Hearing Date: August 13, 2025

I. PUBLIC HEARING RECORD AND INFORMATION

1. The following was reviewed by the Commission:

Donald & Lorette Anderson
Bingham County Amendment of the Zoning Designation
Zoning Amendment
File #3261
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**Exhibit
S-11**

- a. Application and materials provided by Bingham County; and
 - b. Staff Report and supplemental maps, notice, and other materials.
2. At the Public Hearing, Planning and Development Services Director Tiffany Olsen presented the Staff Report for the Application. She reviewed the requested action, provided a brief overview of the 2020 Zoning Amendment Application, and acknowledged that before the Public Hearing, the Commissioners were provided the record of written testimony received, which included:

(T-1) Bingham County Surveyor submitted testimony in a neutral position and has no comments or concerns.

(T-2 and T-2A) Bingham County Public Works submitted testimony in a neutral position and has no objections or concerns.
3. With no further questions for Director Olsen, the Chairman called for testimony from the public. No testimony was provided. Chairman Adams then closed the Public Hearing.
4. The Commission did not express any concerns with how the zoning needed to be reversed due to the Andersons' withdrawal of their Zoning Amendment Application, recognizing that all of the Commissioners have been appointed to the Commission after this Application was heard.

II. REASON


The Planning and Zoning Commission found:

1. the request is to rescind Ordinance No. 2020-09 and reverse the Zoning District designation of Parcels RP0253500 & RP0253603 from "R/A" Residential/Agriculture to "A" Agriculture on approx. 32.81 acres is appropriate as the Applicants have withdrawn their request to amend the zoning of the parcels; and
2. the authority for this action is found in Idaho Code §67-6511(2)(b), which requires the Application to follow the same notice and hearing procedures for an ordinance; and
3. the request is in accordance with the Comprehensive Plan and aligns with the Comprehensive Plan; and
4. the Application 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 Johns moved to approve to rescind Ordinance No. 2020-09, reversing the Zoning District designation of Parcels RP0253500 & RP0253603 from "R/A" Residential/Agriculture to "A" Agriculture on approx. 32.81 acres of land, located at 264 S 625 W, Blackfoot, ID, as requested by Donald and Lorette Anderson.

Commissioner Jolley seconded the motion. Commissioners Johns, Jolley, Bingham, Carter, and Winder voted in favor. The motion passed.



Stephen Adams, Chairman
Bingham County Planning and Zoning Commission

9-5-25
Date