

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

APPLICATION OF: Carman Acres Subdivision, a 3-lot Residential Subdivision

PROPERTY OWNER: Jennifer Carman

Requested Action: Property Owner and Applicant, Jennifer Carman, requested to develop a three-lot residential subdivision, to be known as Carman Acres, on approximately 15.29 acres of land zoned “A” Agriculture in accordance with Bingham County Code, Title 10, Chapter 14, Subdivision Regulations.

Lot 1 is proposed to be approximately 5.00 acres, and when developed, will include a new individual culinary well, septic system, and drainfield. Lot 2 is proposed to be approximately 5.21 acres and includes the Applicant’s existing residence, along with an existing individual culinary well, septic system, and drainfield. Access to both lots is from 800 S Sage Road. Lot 3 is proposed to be approximately 5.08 acres and, when developed, will include a new individual culinary well, septic system, and drainfield with access from 1500 W River Road. The proposed lots are located within the Aberdeen-Springfield Canal Irrigation District; however, with no surface irrigation water shares, the proposed subdivision will not be irrigated. The Bingham County Comprehensive Plan Map Area designates these parcels as Agricultural, which is consistent with the proposed Application.

Property Location: 1518 W 800 S, Pingree, Idaho 83262. Parcel Nos. RP0156810, RP0156804, RP0156809, consisting of approx. 15.29 acres.

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

Public Hearing Date: October 8, 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. At the Public Hearing, 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) Bingham County Treasurer submitted testimony in a neutral position and stated that the taxes for 2025 will need to be prepaid prior to the Treasurer signing the plat.

(T-2) Bingham County Public Works submitted testimony in a neutral position and stated they have no issues, and any new approaches must meet current Bingham County Standards.

3. With no further questions from the Commission, testimony was received from the Applicants' Representative (T-3) Jamie Hansen, of 1150 W 200 N, Blackfoot, ID 83221, who testified that the tracts of land have been there for quite some time, and that the intention is to adjust the parcel lines and to make each parcel buildable. Commissioner Jolley inquired whether the land had water rights associated with it, to which Mr. Hansen explained that the water rights had been transferred to groundwater rights with the Aberdeen Springfield Canal, which had since been sold.
4. Testimony in a position of support, in neutral, nor in a position of opposition was received. Chairman Adams then closed the Public Hearing for this Application.
5. Commission discussion included Commissioner Bingham testifying that the Application is a good fit for the area, and with it being dry ground, residential development is the best possible use of the land. Chairman Adams agreed and stated that it accommodates the growth needed in the area. The Commission did not express any concerns or have further discussion on the Application.

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(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; and
6. 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 Bingham moved to recommend approval of the Carman Acres Subdivision, to create a 3-lot residential subdivision located at approx. 1518 W 800 S, Pingree, ID, on approx. 15.29 acres as proposed by property owner Jennifer Carman. Commissioner Watson seconded the motion. Commissioners Bingham, Watson, Jolley and Winder voted in favor. The motion passed.



Stephen Adams, Chairman
Bingham County Planning and Zoning Commission

11-10-25
Date