

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

APPLICATION OF: Kolbet Acres Subdivision, a Replat of portions of Lots 1 and 2 of Block D in the Grimmett's Addition to the Moreland Townsite

PROPERTY OWNER: Edward Kolbet

Requested Action: Property Owner and Applicant, Edward Kolbet, requested to develop a 2-lot subdivision, to be known as Kolbet Acres, on approx. 2.42 acres of land, located at 751 W 160 N, Blackfoot, ID, zoned "R" Residential, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.

Lot 1 is proposed to be approx. 1.41 acres and includes the Applicant's existing residence, along with an existing individual culinary well, septic system, and drainfield. Lot 2 is proposed to be approx. 1.01 acres and when developed, will include a new individual culinary well, septic system, and drainfield. Access to both lots is proposed from 160 N First South. The property lies within both the United Canal Company and the Danskin Ditch Company Irrigation Districts, with irrigation water delivered to each lot via an existing open ditch. The property has a Comprehensive Plan Map Area designation of Residential/Residential Agricultural and is a replat of part of Lots 1 and 2 of Block D in the Grimmett's Addition to the Moreland Townsite, along with vacated portions of 160 N and 750 W Streets.

Property Location: 751 W 160 N, Blackfoot, Idaho 83221. Parcel No. RP8000046, consisting of approx. 2.42 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, 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) 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) Groveland Water and Sewer District submitted testimony in a neutral position and stated there are no sewer or water connections available within a reasonable proximity to the property.

(T-3) Bingham County Public Works submitted testimony in a neutral position and stated they have no issues and that all new approaches will need to meet current Bingham County Standards.
3. With no questions from the Commission, testimony from the Applicant's Representative (T-4) Marilee Packer, of 758 W 160 N, Moreland, ID. Ms. Packer explained she is a neighbor to the Applicant and that her parents desire to purchase the to-be-created lot for future residential construction. Chairman Adams clarified that a new approach will be established for the lot to be created.
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 Jolley stating he did not have any concerns with the Application and that the proposal allows for a better use of the vacant portion of land. The Commission did not express any concerns or have further discussion on the Application.

II. REASON

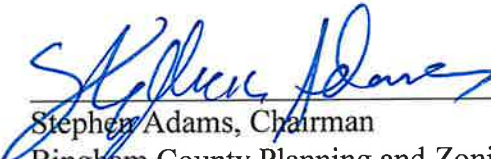
The Planning and Zoning Commission found:

1. the Application met the requirements of Bingham County Code Title 10, Chapter 14, *Subdivision Regulations*; and
2. the Application met the 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 Commission also found that Residential zoning surrounds the property; and

4. the Application met the requirements of Bingham County Code Sections 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 both 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 31-3805, 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 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; and
8. 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 Jolley moved to recommend approval of 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 Winder seconded the motion. Commissioners Jolley, Winder, Bingham, and Watson voted in favor, and the motion carried.



Stephen Adams, Chairman
Bingham County Planning and Zoning Commission

11-10-25
Date