

BINGHAM COUNTY PLANNING & ZONING COMMISSION
REASON AND DECISION

APPLICATION OF: Alaska Acres Subdivision, a 4-lot Residential Subdivision

PROPERTY OWNERS: Michael Bailey and Jolynn John

Requested Action: Property Owner and Applicants, Michael Bailey & Jolynn John, requested to develop a (4) four-lot residential subdivision, to be known as Alaska Acres, on approximately 21.9 acres of land zoned "A" Agriculture. The request is submitted in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. The Bingham County Comprehensive Plan Map designates these parcels as Agricultural, which is consistent with the zoning and development of the parcel.

Property Location: Parcel No. RP0384110, addressed as 978 N 575 E, Firth, ID 83236, consisting of approx. 21.92 acres.

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

Public Hearing Date: November 12, 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) Bingham County Public Works submitted testimony in a neutral position and stated they have no objections to this subdivision. Private address sign is the responsibility of the developer.

(T-2) Bingham County Treasurer submitted testimony in a neutral position stating current taxes will need to be paid as well as prepaid for 2025.

(T-3) Idaho Department of Environmental Quality submitted testimony in a neutral position and offered its general recommendations for land development projects.

Ms. Jackman briefed the Commission that Kody and Melissa Tew's address of 549 E 1000 N will be subject to change as the private road will be assigned a grid number. A grid number of 550 E was initially assigned to the parcel when the Tew's applied for their accessory structure with living quarters Building Permit in 2022. The Tew's were dissatisfied with this address and requested an address ending in 1000 N. Staff changed the address but informed them it may be subject to change in the future if additional development occurs in the area.

With no questions from the Commission, testimony from (T-4) Applicant Michael "Mike" Bailey of 440 Coventry Court, Idaho Falls, ID, who provided a background on the ownership of the property, the surrounding areas, and the steps he has taken to develop the property into a subdivision. Mr. Bailey advised the Commission that he has a surety bond ready to guarantee the performance of road construction when it is timely to procure. He also said that the Idaho Department of Public Health has confirmed septic system viability with completed test holes on each lot, with the exception of Lot 4, as there is already a septic system on that lot.

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.

3. Commission discussion commenced with Commissioner Watson questioning whether a motion should be accompanied by a condition to have Fire District approval. Director Olsen confirmed that the Fire District's approval is required prior to the recording of the Final Plat.

Commissioner Jolley asked if the Tew's have been made aware that their address may change. Assistant Director/Lead Planner Jackman said she had not personally communicated with the Tew's recently but had informed them that their address could be subject to change in the future should development occur in the area. She reminded the Commission that included in her staff comments was a disclosure that the Tew's chose to keep a 1000 N grid address and not the grid address assigned by Planning and Development Services Staff in 2022.

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 Commission found the area surrounding the proposed subdivision is zoned Agricultural, consists of pasture ground and residential parcels to the north and west,

residential parcels to the east, and farm ground to the south, both of which are consistent with the features of the proposed subdivision; and

3. the Application met the requirements of Bingham County Code Sections 10-6-6(B)(4) as the proposed lots meet the 5-acre minimum allowed for in an Agriculture Zoning District with individual culinary wells, septic systems, and drainfields on each lot; and
4. adequate access to Lots 1 and 2 will be from Melba Way, via an existing easement/private road, and Lots 3 and 4 will be accessed from a common shared access from West River Road; and
5. lots are located within the New Sweden Irrigation District and will be served by a flood irrigation system. Any modifications to the existing irrigation delivery will be subject to the downstream water users and/or the New Sweden Irrigation District's prior written approval as required in Idaho Code Section 42-1207; and
6. 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
7. 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 Watson moved to recommend approval of the Alaska Acres Subdivision, a 4-lot residential subdivision located at approx. 978 N 575 E, Firth, ID, on approx. 21.92 acres as proposed by property owners Michael Bailey and Jolynn John. Commissioner Bingham seconded the motion. Commissioners Watson, Bingham, Johns, Jolley, and Winder voted in favor, and the motion carried.



Stephen Adams, Chairman
Bingham County Planning and Zoning Commission

11-26-25
Date