

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

**APPLICATION OF:** 1<sup>st</sup> Amended Drakos Subdivision

**PROPERTY OWNER &  
APPLICANT:** Chris Drakos Enterprises, Inc., and Cody and Christina Darrah

---

**Requested Action:** Property Owners, Chris Drakos Enterprises, Inc., of 395 N 850 W, Blackfoot, ID, and Cody and Christina Darrah, of 842 W 390 N, Blackfoot, ID, request to adjust the lot lines between their two respective lots in the Drakos Estates Subdivision with a replat, to be known as the 1st Amended Drakos Estates Subdivision. The amended plat includes approximately 3.58 acres of land zoned “R/A” Residential/Agriculture, in accordance with Bingham County Code, Title 10, Chapter 14, Subdivision Regulations. The Comprehensive Plan Map designation is Agriculture.

The southern boundary of the Drakos property (current Lot 1) is not linear from east to west. Upon reaching the Darrah’s property (current Lot 3), the boundary shifts several feet to the north before continuing to the eastern boundary of the subdivision. A fence was subsequently installed that encroaches on the Darrah property. In order to reflect accurate boundary lines, a replat is proposed to resolve the discrepancy prior to the sale of the Drakos property.

**Property Location:** Lot 1, Block 1 of the Drakos Subdivision, Parcel No. RP8093010, 395 N 850 W, Blackfoot, ID, Township 2 South, Range 34 East, Section 10, consisting of approx. 2.59 acres.

Lot 3, Block 1 of Drakos Subdivision, Parcel No. RP8093030, 842 W 390 N, Blackfoot, ID, Township 2 South, Range 34 E, Section 10, consisting of approx. 1.00 acres.

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

**Public Hearing Date:** June 10, 2026

**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, testimony, and other materials.

2. At the Public Hearing, Commissioner Tominaga recused himself from the first Agenda Item, the 1<sup>st</sup> Amended Drakos Subdivision, as the Applicant's Representative is the spouse of his business partner. The Chairman asked if the Commission had any concerns with the recusal, and none were provided.
  
3. Addie Jo Jackman, Planning and Development Services Assistant Director/Lead Planner, 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 their parcel number shouldn't change, so taxes will need to be paid as billed.

(T-2) Bingham County Public Works submitted testimony in a neutral position and stated they have no objection to the proposed replat.
  
4. Testimony was presented by the Applicant's Representative (T-3) Jonathan Harris, of the Baker and Harris Law Firm with an address of 266 W Bridge Street, Blackfoot ID, as the attorney for the Chris Drakos Enterprises, Inc. Estate. Mr. Harris reviewed the Application and stood for questions from the Commission, but there were none.
  
5. There was no testimony presented from the public; therefore, Chairman Adams closed the Public Hearing on this Application. Commissioner Bingham commented that the Application seemed very straightforward and the Commission agreed.

## II. REASON

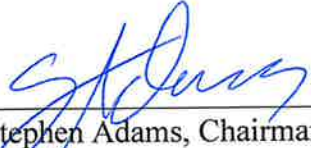
The Planning and Zoning Commission found:


1. the Application met the requirements of Bingham County Code Title 10, Chapter 14, *Subdivision Regulations*; and
  
2. the subject parcel is zoned "R/A" Residential/Agricultural and meets the requirements of Bingham County Code Section 10-4-2(C), which states the purpose of this zone; and
  
3. the lands to the south and east of the proposed subdivision replat are also zoned R/A and consist of residential homes, which is consistent with the proposed features of the Application; and
  
4. the Application met the requirements of Bingham County Code Section 10-6-6(B)(1) as the proposed lots exceed the 1-acre minimum allowed for in a R/A zone with individual culinary wells, septic systems, and drainfields on each lot; and
  
5. Lot 1 has an existing access from 850 W Larsen Road, and Lot 3 has an existing access from 390 N Lavaridge Dr.; 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 Jolley moved to recommend approval of the 1st Amended Drakos Estates Subdivision as proposed by Property Owners and Applicants, Chris Drakos Enterprises, Inc., and Cody and Christina Darrah, located at 395 N 850 W and 842 W 390 N, Blackfoot, ID. Commissioner Bingham seconded the motion. Commissioners Jolley, Bingham, Johns, Thomson, and Winder voted in favor. The motion passed.

  
\_\_\_\_\_  
Stephen Adams, Chairman  
Bingham County Planning and Zoning Commission

  
\_\_\_\_\_  
Date