

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

**APPLICATION OF:** Beehive Subdivision

**PROPERTY OWNER &  
APPLICANT:** JNS Properties, LLC

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**Requested Action:** Property Owner and Applicant, JNS Properties, LLC, requested to develop a 3-lot commercial subdivision, to be known as Beehive Subdivision, on approximately 5.69 acres of land zoned "C2" Heavy Commercial, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.

**Property Location:** Parcel Nos. RP0333810, RP0333805, & RP0333811, located South and Southwest of 7 N 580 W, Blackfoot, ID. Township 2 South, Range 35 East, Section 31, consisting of approx. 5.69 acres.

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

**Public Hearing Date:** May 13, 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, Planning and Development Services Assistant Director 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) Department of Environmental Quality submitted testimony in the neutral position advising of the public drinking water system standards and requested that the Applicant contact their Department. The Department will not consider approving the disposal of wastewater by any method other than connection to the Groveland Water and Sewer District unless the District denies service.

(T-2) Bingham County Public Works submitted testimony in a neutral position stating that they have no objections and that all new approaches must meet Bingham County's approach requirements.

(T-3) Southeastern Idaho Public Health submitted testimony in a neutral position stating that their Department has not received a subdivision application for wastewater disposal for the project and will not make a comment on the application until one is received.

(T-4) Mark Pange, Groveland Sewer & Water (GWSD) Chairman, submitted testimony in a neutral position, stating they have a sewer connection available that is located at the southerly frontage of Hwy 39 and is located approximately 450 linear feet via public right-of-way from the nearest parcel identified in the Notice. The connection would be to a pressure sewer line. The developer has not contacted GWSD for information regarding the availability of water or sewer services

3. With no questions from the Commission, testimony was presented by the Applicants' Representative (T-5) Adam Thayer, with Dioptra of 4880 Clover Dell Road, Chubbuck, ID, who reviewed the Application. Chairman Adams confirmed that the existing residence on Lot 2 will remain and that the current size of that lot was 1.41 acres, which would be reduced to 1.08 acres if approved. Mr. Thayer also stated the property owner is still working with the Irrigation District to determine the best location and delivery method for irrigation.
4. There was no testimony presented from the public, and therefore, Chairman Adams closed the Public Hearing on this Application.
5. The Commissioners did not express concerns about the Application, as proposed. Chairman Adams noted that this Application will allow better use of the land and remain commercial with future land uses.

## II. REASON

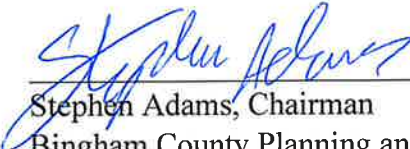
The Planning and Zoning Commission found:


1. the Application met the requirements of Bingham County Code Title 10, Chapter 14, *Subdivision Regulations*; and
2. the subject parcels are zoned "C2" Heavy Commercial and meet the requirements of Bingham County Code Section 10-4-2(F), which states the purpose of this zone; and
3. the lands to the south, east, and west of the proposed subdivision are also zoned "C2" and consist of commercial businesses, 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)(5) as the proposed lots exceed the 1-acre minimum allowed for in a "C2" zone with existing or proposed individual culinary wells, septic systems, and drainfields on each lot; and
5. adequate access to all lots will be extended from 585 W Beehive Drive, an existing County road; and

6. that according to the materials submitted by the Applicant, irrigation for the lots will be managed through the United Canal Company – Trego Ditch Company. Irrigation will be distributed through individual headgates via an open ditch system utilizing the necessary number of shares to provide adequate irrigation from 27 water shares existing in association with the properties; 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 Carter moved to recommend approval of the proposed 3-lot commercial subdivision to be known as Beehive Subdivision as proposed by Property Owners and Applicants, JNS Properties, LLC, located South and southwest of 7 N 580 W, Blackfoot, ID. Commissioner Jolley seconded the motion. Commissioners Carter, Jolley, Bingham, Thomson, and Winder voted in favor. The motion passed.

  
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Stephen Adams, Chairman  
Bingham County Planning and Zoning Commission

  
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Date