

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

**APPLICATION OF:** Conditional Use Permit for a Temporary Second Dwelling for Medical Hardship in an “A” Agriculture Zoning District

**PROPERTY OWNERS & APPLICANTS:** The Monnett Family Trust, John D. Monnett - Trustee

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**Requested Action:** Property Owners and Applicants, The Monnett Family Trust, John D. Monnett - Trustee, requested a Conditional Use Permit for an existing temporary secondary dwelling to remain placed on its property located at 681 E 700 N, Firth, ID, zoned Agriculture, to allow the family to assist in caring for John Monnett. Pursuant to Bingham County Code Section 10-7-4, *Additional Dwelling Unit, Temporary*, each parcel of property, considered a buildable parcel, shall be allowed one additional temporary dwelling for medical hardship with a statement from a licensed physician to the medical condition and need for assistance, with an approved Conditional Use Permit. The request will require additional approval as the parcel is 1.99 acres in size, which is less than the required 2.00 acres.

**Property Location:** 681 E 700 N, Firth, ID. Parcel No. RP0536011, Township 1 South, Range 37 East, Section 31, consisting of approx. 1.99 acres

**Applicable Regulations:** Bingham County Comprehensive Plan, dated November 20, 2018 and 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 and supplemental maps, notice, and other materials.
  
2. 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) Bingham County Public Works submitted testimony in the neutral position and stated that they have no objections to the Conditional Use Permit.

(T-2) David Rossiter, 679 E 700 N, Firth, ID, submitted testimony in opposition with concerns regarding whether the home will be removed and whether there is actually a need for assistance.

3. Testimony was presented by the (T-3) Applicant, John D. "Jack" Monnett, of 681 E 700 N, Firth, ID, who explained the necessity of the Application. He testified that he is trying to sell the home to downsize to a more manageable structure due to his age and abilities. Mr. Monnett has provided written verification that the secondary structure will be removed when the hardship is no longer necessary. The Applicant's testimony was provided in writing and was incorporated into the record as Exhibit T-3A.
4. Testimony in support was presented by (T-4) Ross Monnett, of 681 E 700 N, Firth, ID, who explained the physical ailments of his late mother and why the original Conditional Use Permit was needed. He testified that with his father's condition, the Commission should take into account the necessity for his father's care and the aging condition of his father's home.

Testimony in a position of neutral or oppositional was not presented; therefore, the Public Hearing for this Application was closed.

5. The Commissioners did not express any concerns with the Application as proposed. Commissioner Jolley testified that he appreciated that the Bingham County Code allows for this exception to care for the elderly.

## II. REASON

The Planning and Zoning Commission found:

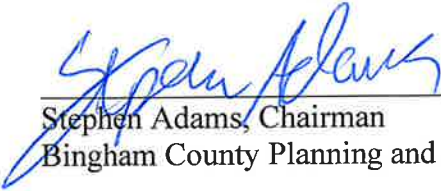
1. that a Conditional Use Permit is required for a Temporary Secondary Dwelling in an Agricultural zone pursuant to Bingham County Code Section 10-5-3, *Land Use Chart*; and
2. pursuant to Bingham County Code Section 10-7-4(B), each lot, tract, or parcel of property considered a buildable parcel, shall be allowed one additional temporary dwelling for a medical hardship with an approved Conditional Use Permit; and
3. the manufactured home meets the requirements of a temporary dwelling as provided for in Bingham County Code Section 10-7-4. Additionally, the Applicants previously received an approved Septic Permit for the structure's connection and permission from the Idaho Department of Water Resources for use of an existing well on the property; and
4. the Application met the requirements of Bingham County Code Section 10-7-4(F) as the Applicant provided a letter from Dr. Travis Erickson, regarding the necessity of the requested recipient's medical conditions for which the temporary secondary dwelling is sought; and

5. the Application met the requirements of Bingham County Code Section 10-7-4(G) and (H) as the Applicant provided a statement acknowledging compliance with the requirement to remove the temporary secondary dwelling from the property in a timely manner, when no longer necessary; and
6. the Application met the requirements of Bingham County Code Section 10-8-2 as the contents of the Application were complete; 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 Jolley moved to approve the Conditional Use Permit Application requested by The Monnett Family Trust, John D. Monnett – Trustee, to allow continued placement of a secondary temporary residential structure, based on a medical hardship, to assist Mr. John Monnett, on less than 2 acres, located at 681 E 700 N, Firth, Idaho, in an “A” Agricultural Zoning District as proposed. An updated letter from a licensed physician attesting to the continued need for Mr. Monnett’s care shall be provided to Planning and Development Services every two (2) years. Commissioner Winder seconded the motion.

Commissioners Jolley, Winder, Bingham, Carter, and Thomson voted in favor. The motion passed.

  
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Stephen Adams, Chairman  
Bingham County Planning and Zoning Commission

6-5-26  
Date