

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

APPLICATION OF: Conditional Use Permit for an Accessory Structure with Living Space on less than 2 acres of land

PROPERTY OWNERS: Logan and Ashlyn Reynolds

APPLICANTS: Kirk Reynolds

Requested Action: Property Owners, Logan and Ashlyn Reynolds, and Applicant, Kirk Reynolds, request a Conditional Use Permit to construct an accessory structure with living space on a property located at 1250 W 200 N, Blackfoot, ID, which is less than two acres in size. Pursuant to Bingham County Code Section 10-7-3, Accessory Structure with Living Space and Caretaker's Residence, each parcel of property that is considered a buildable parcel shall be allowed one accessory dwelling unit on a parcel of a minimum of 2.00 acres, unless otherwise approved by a Conditional Use Permit.

Property Location: Parcel No. RP0121709, 1250 W 200 N, Blackfoot, consisting of approx. 1.00 assessed acres

Applicable Regulations: Bingham County Comprehensive Plan, dated November 20, 2018, and 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 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 a neutral position and stated the approach off 200 N must be used for the proposed structure.

3. With no questions from the Commission, testimony was presented by the Applicant (T-2), Logan Reynolds, 1250 W 200 N, Blackfoot, ID. Commissioner Bingham asked what Mr. Reynolds' long-term intended use plans were for the structure. Mr. Reynolds responded that the living portion of the structure will be used for personal use, such as freeze-drying foods in the kitchen, and that they have no intent of utilizing the structure for rental purposes. Chairman Adams clarified with Mr. Reynolds that he currently resides on that property and that the purpose of the Application is to move his parents closer for the time being.
4. The Commission did not express any concerns with the Application during discussion.

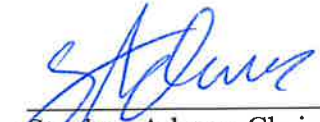
II. REASON

The Planning and Zoning Commission found:


1. that a Conditional Use Permit is required for an Accessory Structure with Living Space on less than 2 acres in an Agricultural Zone pursuant to Bingham County Code Section 10-7-3, *Accessory Structure with Living Space and Caretaker's Residence*; and
2. the new structure appears to meet the setback requirements from review of the Applicant's Site plan. Furthermore, setbacks will be inspected as part of the Building Permit process in accordance with Bingham County Code Section 10-7-2(A)(3); and
3. the Applicants provided a permit from Southeast Idaho Public Health to allow a new septic tank with a shared absorption bed with the existing residence in accordance with Bingham County Code Section 10-7-2(A)(4); and
4. in correspondence with the Idaho Department of Water Resources, the Department advised the Applicant that they are allowed to connect another service line to the existing culinary well as long as water consumption remains below 13,000 gallons per day, with an irrigated area limited to no more than one-half acre in accordance with Bingham County Code Section 10-7-2(A)(4); and
5. the structure home meets the requirements of Bingham County Code Section 10-7-2(C) *Accessory Structure with Living Space*, as the living space of the existing structure will be less than 50% of the gross floor area; 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 Tominaga moved to approve the request by property owners, Logan and Ashlyn Kirk, for a Conditional Use Permit to construct an accessory structure with living space, located at 1250 W 200 N, Blackfoot, ID, on property consisting of less than 2 acres, as proposed. Commissioner Bingham seconded the motion. Commissioners Tominaga, Bingham, Bautista, Johns, Jolley, Thomson, and Winder voted in favor. The motion passed.



Stephen Adams, Chairman
Bingham County Planning and Zoning Commission



Date