

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

APPLICATION OF: River Island Estates, a replat of Lots 7 and 8 of Block 1 of the Shoemaker Subdivision

PROPERTY OWNER & APPLICANT: Blake and Betty Michelle Johnson (owners of Lot 7), and Delon and Rebecca Haggard (owners of Lot 8)

Requested Action: Property Owners and Applicants, Blake and Betty Michelle Johnson (owners of Lot 7), and Delon and Rebecca Haggard (owners of Lot 8), request a replat of Lots 7 and 8 of Block 1 of the Shoemaker Subdivision to adjust the property line between their lots by approx. 8 feet to better utilize their properties. Each lot currently consists of approx. 2 acres on lands zoned Residential/Agriculture with a Comprehensive Plan Map Designation of Residential Agricultural. This request is made in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.

Property Location: Lot 7, Block 1 of Shoemaker Subdivision, Parcel No. RP8047600, 132 W 210 N, Blackfoot, ID, Township 2 South, Range 35 East, Section 23, consisting of approx. 2 acres.

Lot 8, Block 1 of Shoemaker Subdivision, Parcel No. RP8047700, 134 W 210 N, Blackfoot, ID, Township 2 South, Range 35 E, Section 23, consisting of approx. 2 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. 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 with the record of written testimony received, which included:

(T-1) Bingham County Treasurer submitted testimony in the neutral position, stating that they have no comment other than that the parcel numbers should not 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 objections to the replat.

(T-3) John Reffit, Bureau of Land Management, provided testimony in a neutral position stating that the United States, through the Bureau of Land Management (BLM), reserved a 100-foot-wide strip along the ordinary high waterline of the Snake River for public recreational access and federally authorized recreation facilities and provided other land use acknowledgments for the Applicants.

3. Testimony was presented by the Applicant's Representative (T-4) Jamie Hansen, Professional Land Surveyor, with an address of 1150 W 200 N, Blackfoot, ID. Mr. Hansen reviewed the Application and stood for questions from the Commission, but there were none.
4. There was no testimony presented from the public; therefore, Chairman Adams closed the Public Hearing on this Application. Commissioner Thomson confirmed that both parcels are appropriate in size with the boundary line adjustment. The Commission did not express any concerns with the Application.

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 surrounding 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. both lots have existing access from 210 N Shoemaker Road; and
6. both lots will continue to be irrigated through the Corbett Slough Irrigation Ditch Company; and

7. the proposed Subdivision is consistent with the Bingham County Comprehensive Plan, as the area is designated as Residential/Agricultural, which supports the Residential/Agricultural Zoning District; and
8. 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 Bingham moved to recommend approval of the River Island Estates Subdivision, a Replat of Block 1, Lots 7 and 8, of the Shoemaker Subdivision, as proposed by Property Owners Blake & Betty Michelle Johnson of 132 W 210 N, Blackfoot, ID, and Delon C. & Rebecca Haggard of 134 W 210 N, Blackfoot, ID. Commissioner Johns seconded. Commissioners Bingham, Johns, Jolley, Tominaga, Thomson, and Winder voted in favor. The motion passed.



Stephen Adams, Chairman
Bingham County Planning and Zoning Commission



Date