BINGHAM COUNTY PLANNING & ZONING COMMISSION
REASON AND DECISION

APPLICATION OF: Turpin Acres Subdivision

PROPERTY OWNERS/ APPLICANTS: Robert & Marci Despain

Requested Action:	Property Owners and Applicants, Robert & Marci Despain, requested to develop a 3-lot residential subdivision, to be known as the *Turpin Acres Subdivision*, on approximately 3.17 acres of land zoned "R/A" Residential/Agricultural, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.
Property Location:	Parcel Nos. RP0297903 & RP0297907 located at 378 W 300 N, Blackfoot, ID. Township 2 South, Range 35 East, Section 16, consisting of approx. 3.17 acres.
Applicable Regulations:	Bingham County Comprehensive Plan dated November 20, 2018 Bingham County Zoning Ordinance 2012-08, as amended
Public Hearing Date:	October 14, 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.

3. With no questions for staff, testimony was presented by (T-5) Chris Street, Professional Land Surveyor, with HLE, Inc., of 800 West Judicial, Blackfoot, ID, on behalf of the Applicants. Mr. Street explained that there will be a utility pole, an outbuilding, and trees moved to accommodate the new private access road with a turnaround meeting Fire Code between lots 2 and 3. Chairman Adams confirmed the location of the existing wellhouse meets setback distances from property lines.

4. There was no testimony offered by the public on this Application; therefore, after Mr. Street's testimony, the public hearing portion of the Application was closed.

Exhibit
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5. The Chairman noted that the Application meets the code requirements and has emergency access on the plat. The Commissioners 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 parcels are zoned "R/A" Residential/Agricultural, and development of the parcels meets the requirements and purpose of this zone according to Bingham County Code Section 10-4-2(C) and the minimum lot size for development in this zone according to Bingham County Code Section 10-6-6; and

3. the lands to the north, south, east, and west of the proposed subdivision are also zoned R/A and consist of single-family residences, some of which are within existing subdivisions, which is consistent with the proposed single-family development contained within the Application; and

4. Lot 1 will maintain direct access to 300 N Tressel Road. Lots 2 and 3 are proposing access to 300 N Tressel Road via a 50-foot-wide easement along the eastern border of the proposed subdivision; and

5. irrigation water will be delivered through an existing pressurized system utilizing four (4) irrigation shares from the People's Canal and Irrigation Company; and

6. the proposed subdivision is consistent with the Comprehensive Plan and has a map area designation that supports the Plan and the development of single-family residential dwellings; and

7. there are no public or private services available to accommodate the proposed subdivision;

8. there were no concerns with the public financial capability of supporting services for the proposed subdivision; and

9. the Public Hearing met the notice requirements of Idaho Code Title 67, Chapter 65, and Bingham County Code Section 10-3-6.

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III. DECISION

Based on the record, Commissioner Bingham moved to recommend approval of the 3-lot residential subdivision to be known as Turpin Acres Subdivision as proposed by Property Owners and Applicants, Robert & Marci Despain, located at 378 W 300 N, Blackfoot, ID.

Commissioner Tominaga seconded the motion. Commissioners Bingham, Tominaga, Carter, Johns, Thomson, and Winder voted in favor. The motion passed.

Stephen Adams, Chairman
Bingham County Planning and Zoning Commission

11-6-26
Date

Exhibit S-12