

**BINGHAM COUNTY  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Bingham County Planning & Zoning Commission will hold a Public Hearing on **August 11, 2021 & September 8, 2021** in Courtroom #1, Bingham County Courthouse, 501 N. Maple, Blackfoot, Idaho. The meeting will start at 7:00 pm or as soon as it may be heard.

The following Public Hearings will be heard:

**THE PLANNING & ZONING COMMISSION MEETING WILL BE LIVE STREAMED VIA ZOOM FOR AUDIO PURPOSES ONLY. ALL INDIVIDUALS WISHING TO PROVIDE PUBLIC TESTIMONY MUST BE PRESENT AT THE PUBLIC HEARING TO DO SO – TESTIMONY VIA ZOOM WILL NOT BE RECEIVED. ZOOM INFORMATION CAN BE FOUND ON THE BINGHAM COUNTY WEBSITE UNDER PLANNING & ZONING COMMISSION INFORMATION.**

**THE FOLLOWING ITEM IS ONE OF MANY PUBLIC HEARINGS SET FOR THE REGULAR PLANNING & ZONING COMMISSIONS PUBLIC HEARINGS:**

**AREA OF CITY IMPACT AGREEMENT BETWEEN BINGHAM COUNTY AND THE CITY OF  
BLACKFOOT**

Public Hearing testimony will be received by the Bingham County Planning & Zoning Commission on the following dates for Area of City Impact residents and the general public who wish to provide testimony related to the preparation of a new Area of City Impact Agreement with the City of Blackfoot (and Bingham County).

**August 11, 2021 at 7:00 p.m.**

Area of Impact Residents North and East of Interstate-15 and other citizens who wish to testify that do not reside in this area

**September 8, 2021 at 7:00 p.m.**

Area of Impact Residents South and West of Interstate-15 and other citizens who wish to testify that do not reside in this area

The testimony should be related to the current 2002 Area of City Impact Agreement and items/areas of concern the Planning & Zoning Commission should take into consideration as an updated Agreement is prepared.

The Planning & Zoning Commission would like to receive written and oral public input and testimony on the 2002 Agreement and the proposed Agreement (again, although there are sections that are under review). You may email comments to: [planningtestimony@co.bingham.id.us](mailto:planningtestimony@co.bingham.id.us). The current 2002 Agreement, proposed Agreement, and other information can be found on the Bingham County Planning & Zoning Commission Hearing Information webpage at [www.co.bingham.id.us/planning\\_zoning\\_agenda.html](http://www.co.bingham.id.us/planning_zoning_agenda.html)

Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 20th day of July, 2021.

***Addie Jo Harris***

Addie Jo Harris, Planner  
Bingham County, Idaho

Publish: **July 25, 2021 & July 30, 2021**



## **BINGHAM COUNTY PLANNING & ZONING COMMISSION**

### **AREA OF CITY IMPACT AGREEMENT**

### **BINGHAM COUNTY/CITY OF BLACKFOOT**

**PUBLIC HEARINGS – 8/11/2021 & 9/8/2021**

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#### TESTIMONY GIVEN RELATED TO:

- (1) CURRENT 2002 AREA OF CITY IMPACT AGREEMENT
- (2) ITEMS/CONCERNS YOU MAY HAVE THAT WILL AID THE PLANNING & ZONING COMMISSION IN PREPARATION OF A NEW AGREEMENT

#### **Examples: Definition of *reasonable growth***

Boundaries – increase, decrease, or remain the same; and why?

Subdivision standards – what should apply and where within the AOI?

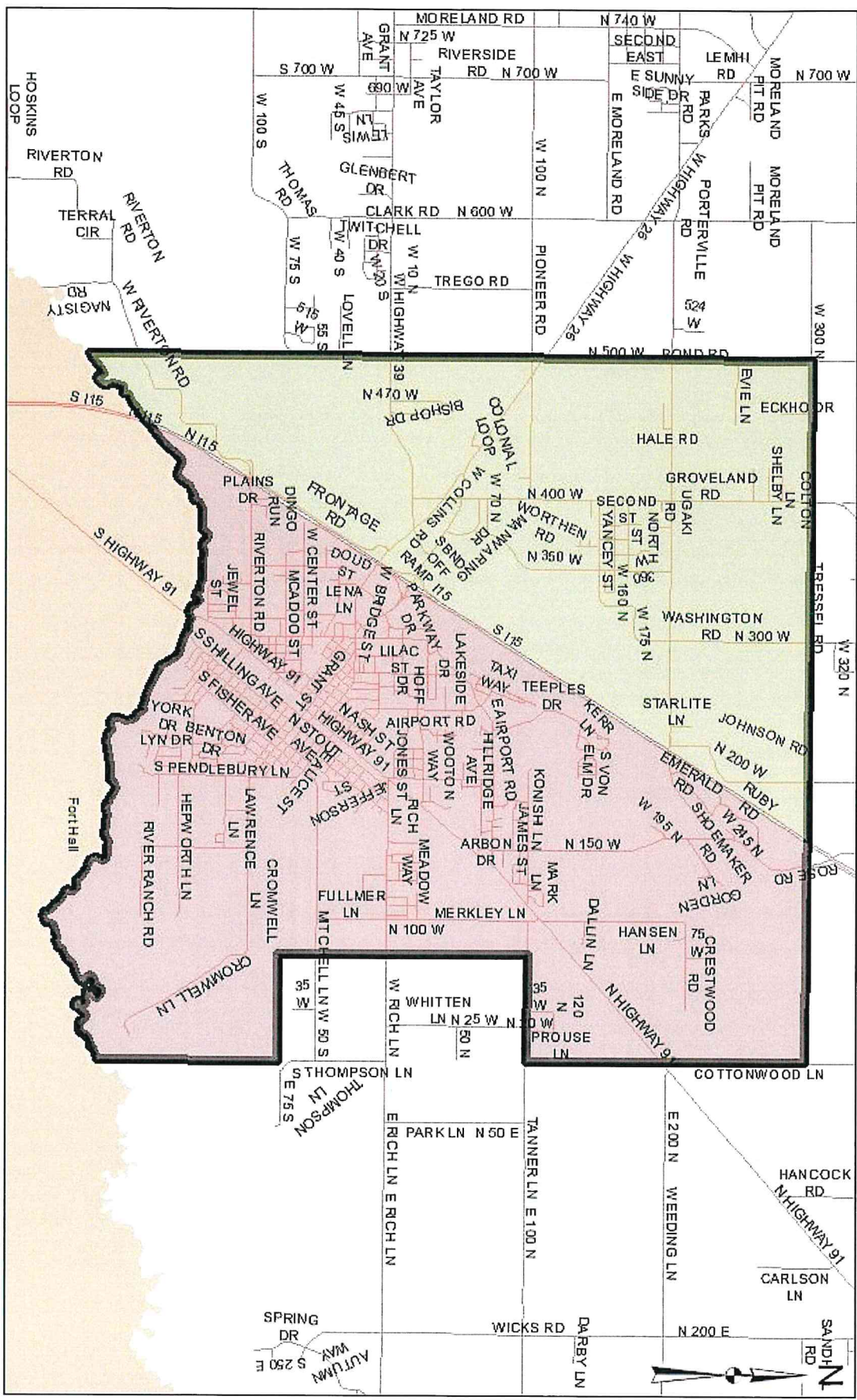
Connections – when would water and/or sewer connections be required?

#### **TESTIMONY LIMITED TO 5 MINUTES**






**\*Testimony should not include the reasons why you are opposed to annexation. Please provide testimony that is positive and constructive that will be helpful in the preparation of an Area of Impact Agreement.**



City of Blackfoot Area of Impact Agreement  
Public Hearing Target Testimony Map



**Legend**

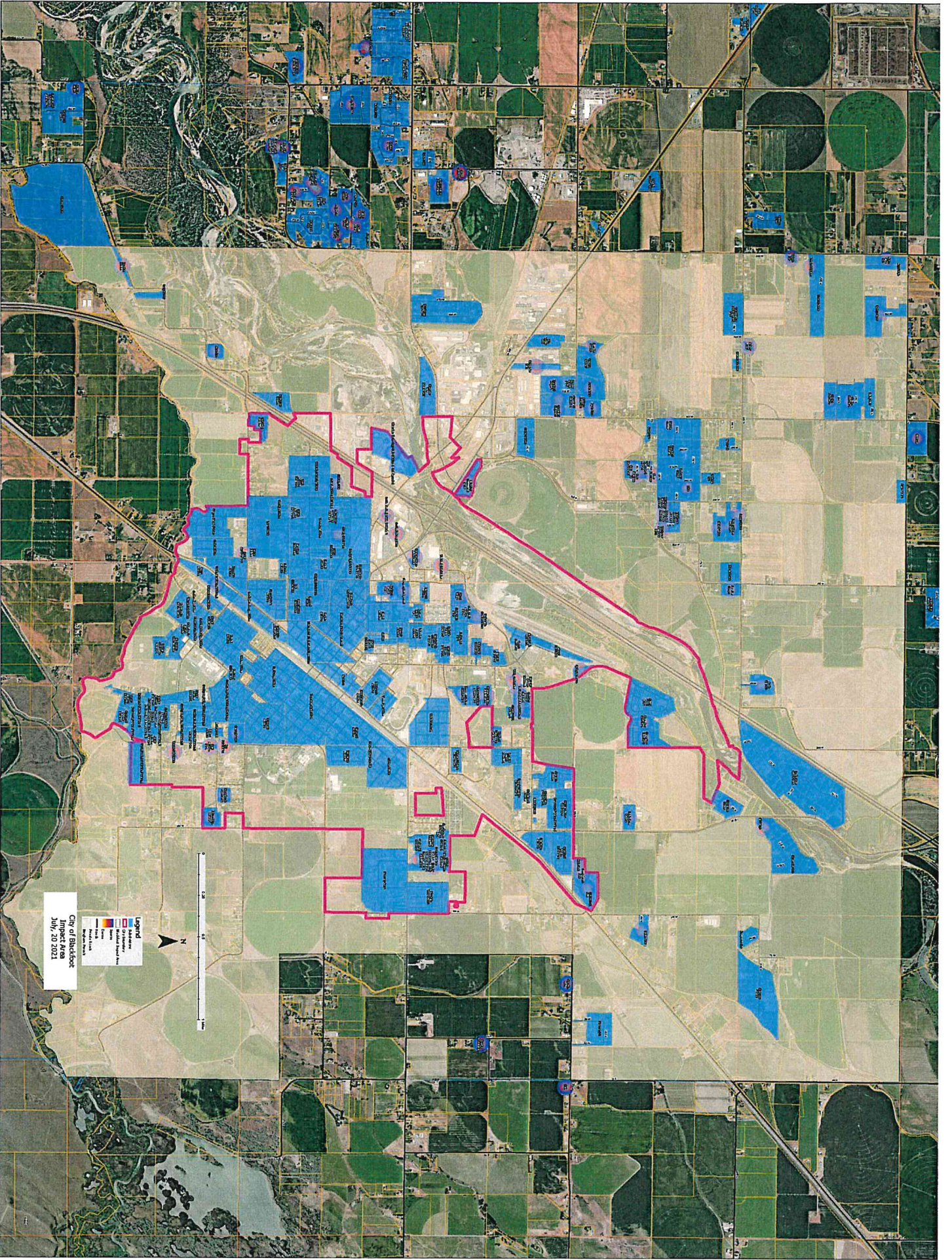
-  Impact Area
-  AOI 8/11/21 - Target Testimony
-  AOI 9/8/21 - Target Testimony
-  Roads
-  Fort Hall Boundary

1 inch = 5,000 feet

Testimony from all other areas of Bingham County is welcome







City of Burckhock  
Impact Area  
July 20 2021

Legend

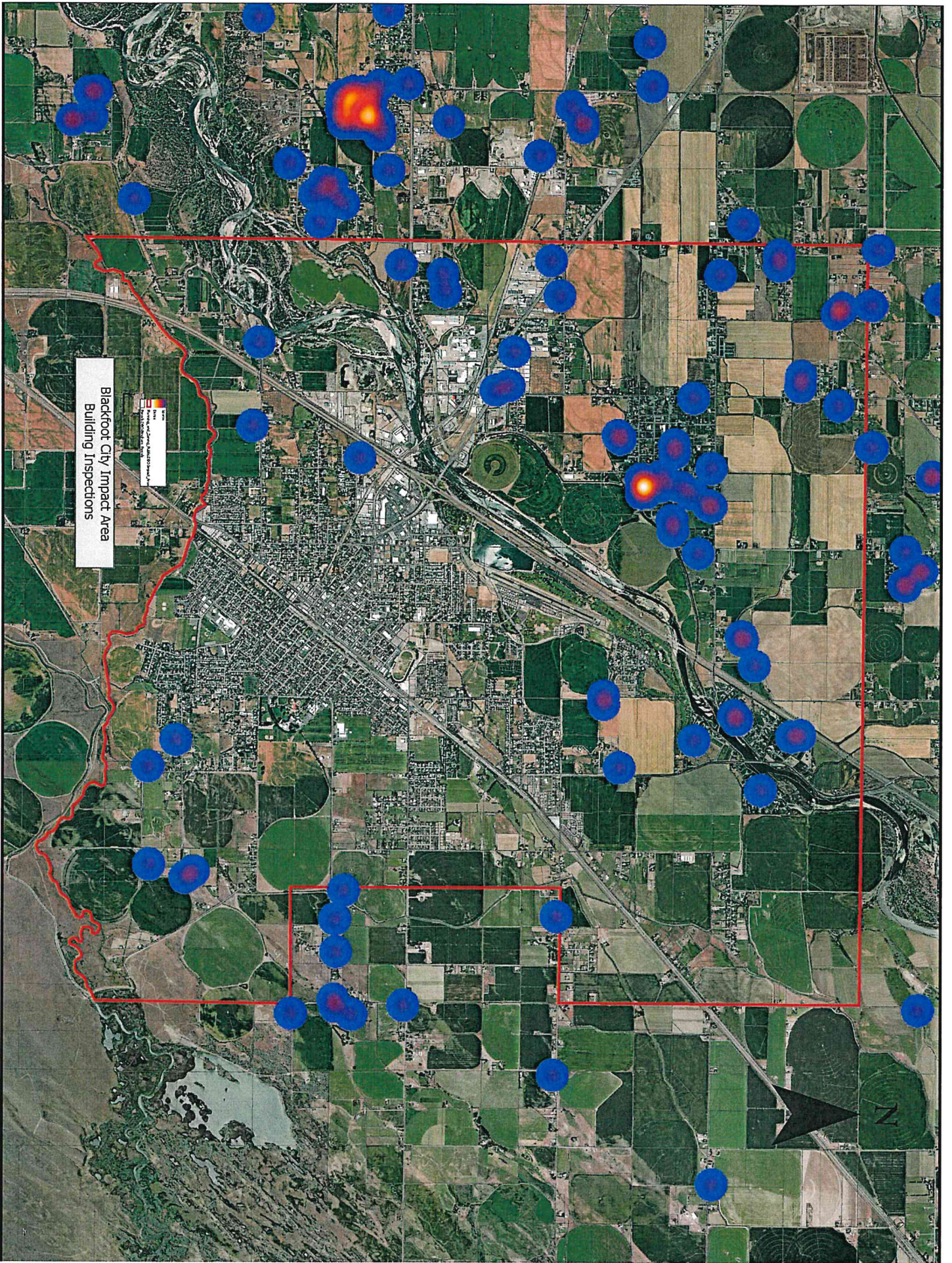
- Blue: Impact Area
- Red: Impact Area
- Yellow: Impact Area
- Green: Impact Area









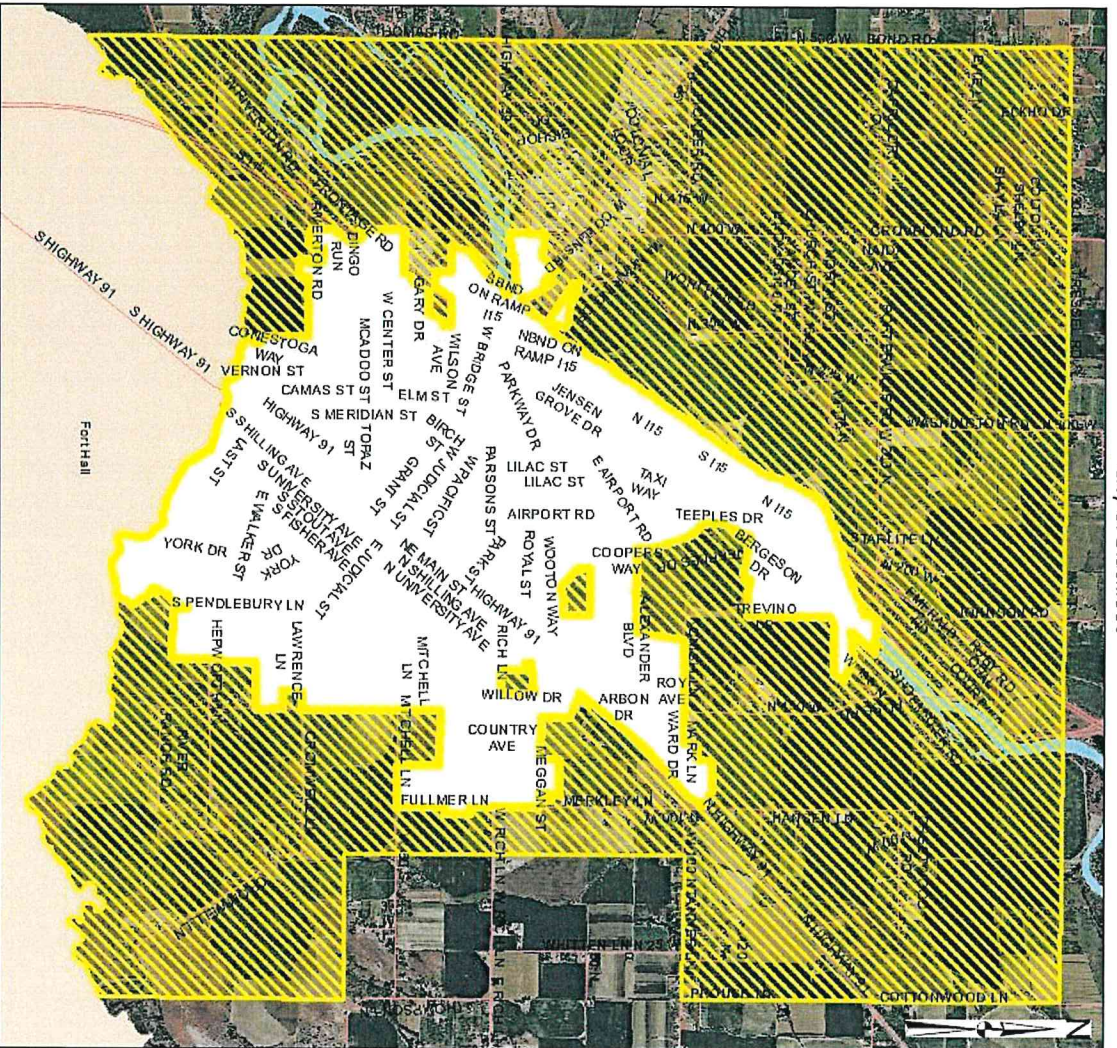


Blackfoot City Impact Area  
Building Inspections





Area of Impact - Current & Proposed Boundary  
City of Blackfoot



**Legend**

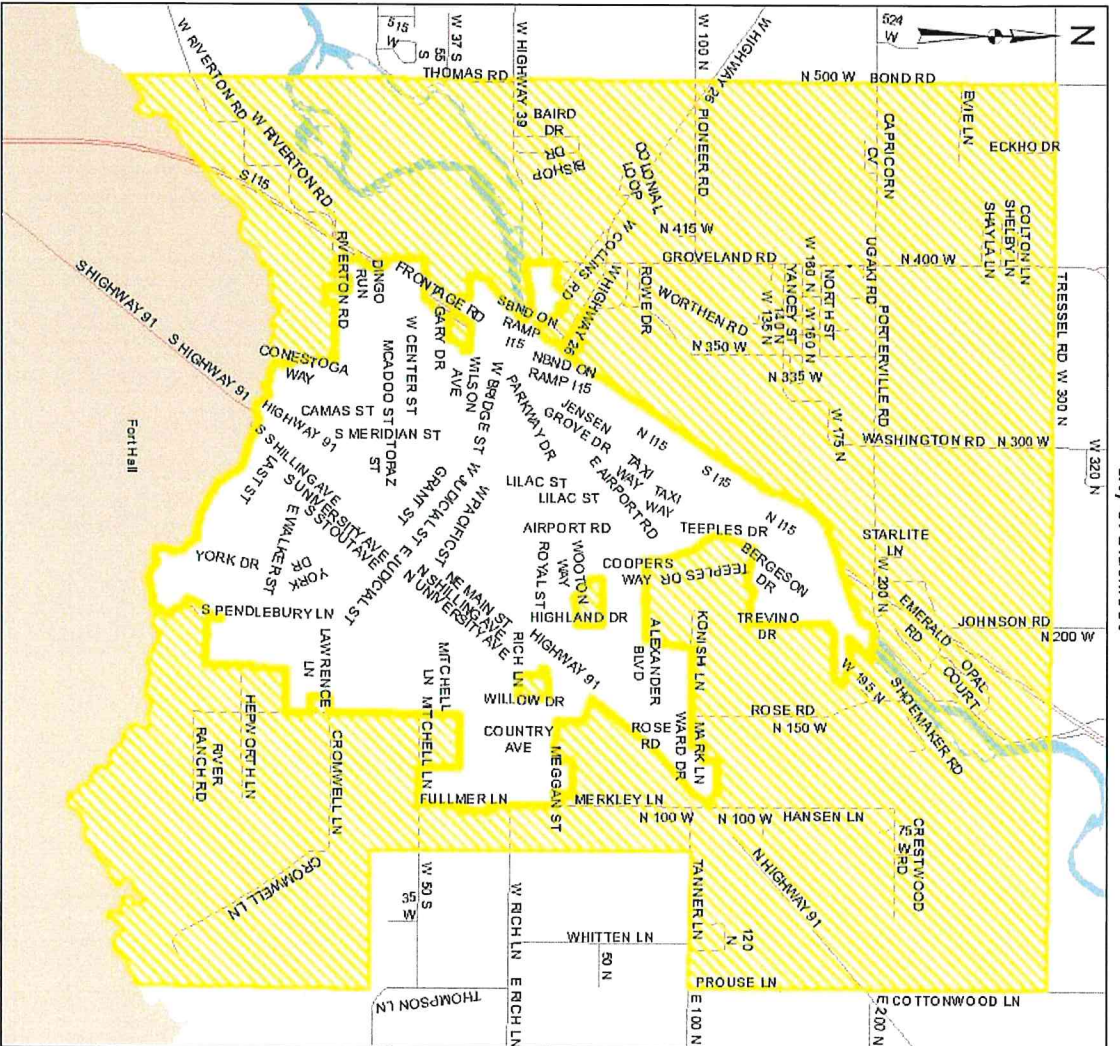
- City Boundary
- Impact Area
- Roads
- Snake River
- Addresses
- Fort Hall Boundary

1 inch = 3,600 feet

**EXHIBIT A-2**



Area of Impact - Current & Proposed Boundary  
City of Blackfoot



Legend

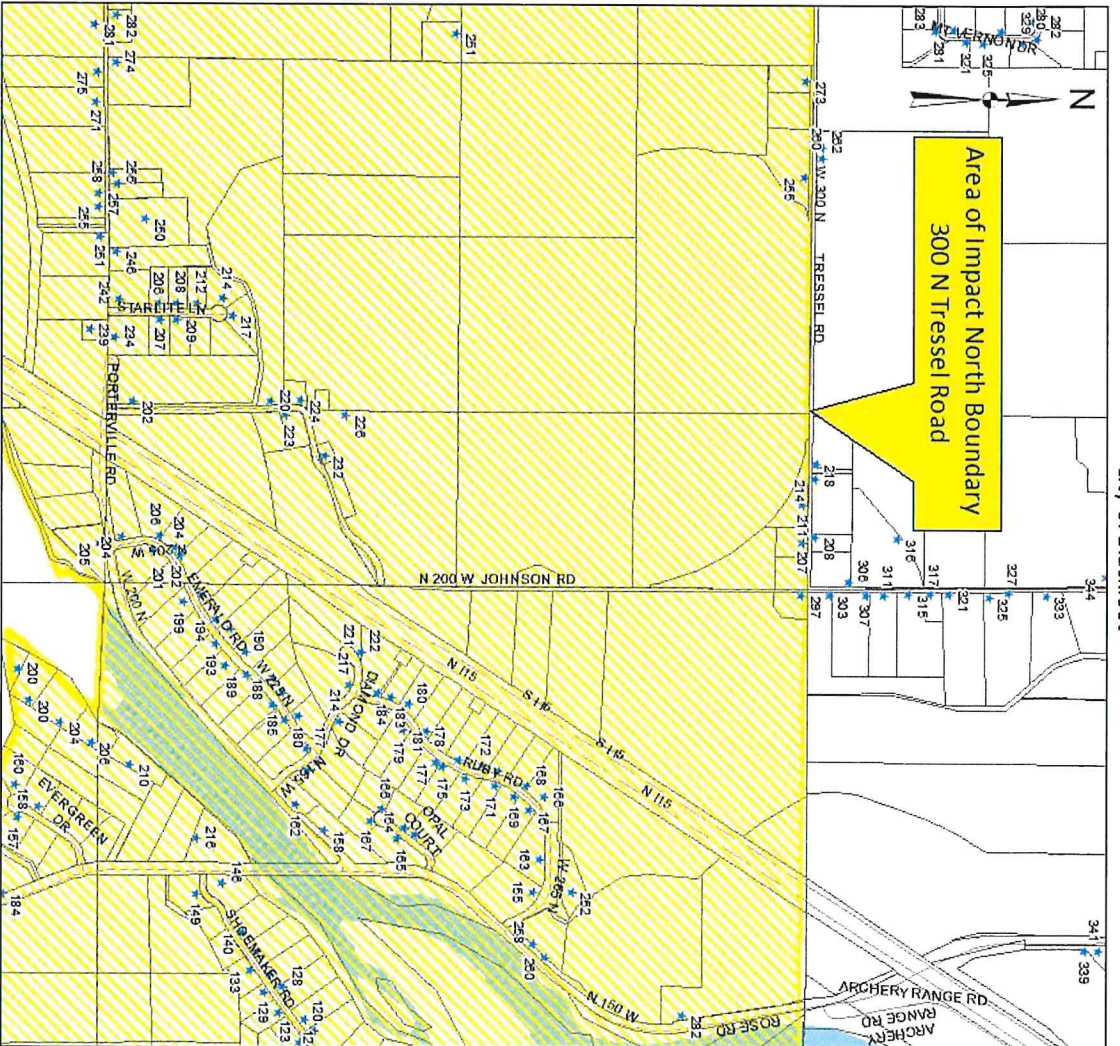
-  Impact Area
-  City Boundary
-  Snake River
-  Roads
-  Fort Hall Boundary
-  Addresses

**EXHIBIT**  
**A-2**

1 inch = 3,800 feet



Area of Impact - Current & Proposed Boundary  
City of Blackfoot



**Legend**

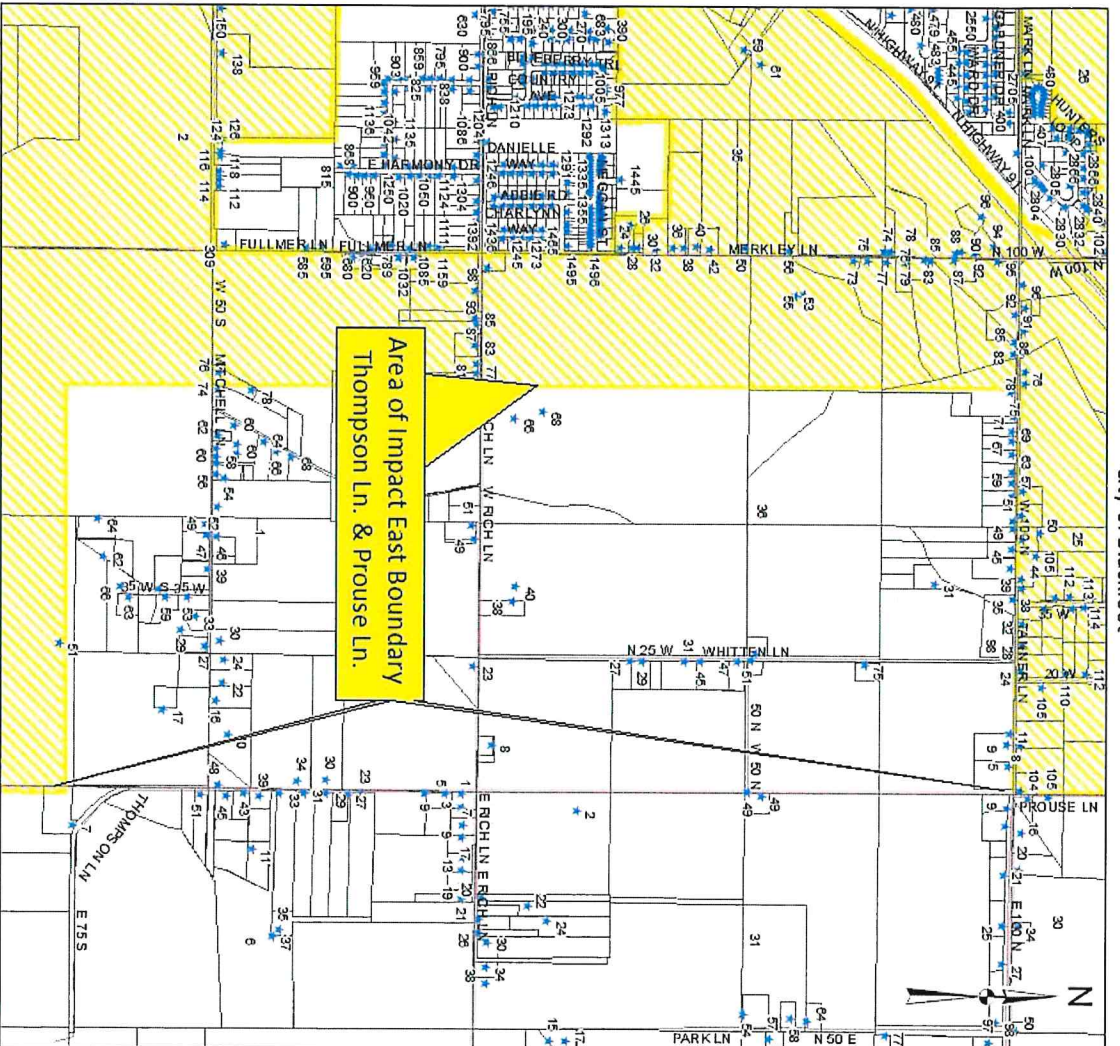
-  City Boundary
-  Impact Area
-  Roads
-  Snake River
-  Addresses

**EXHIBIT A-2**




1 inch = 981 feet



Area of Impact - Current & Proposed Boundary  
City of Blackfoot



Legend

-  City Boundary
-  Impact Area
-  Roads
-  Snake River
-  Addresses

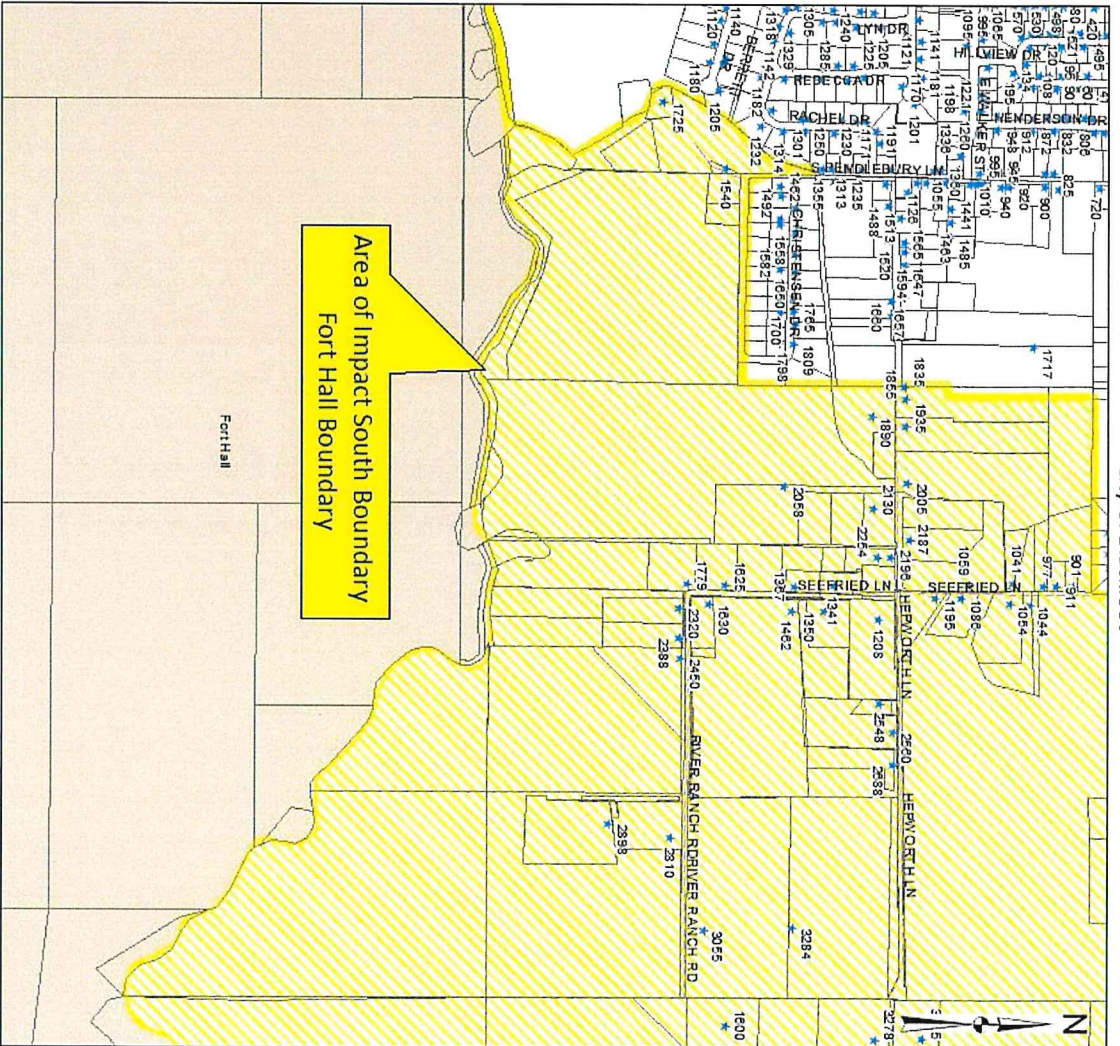
**EXHIBIT**  
**A-2**

1 inch = 1,283 feet





Area of Impact - Current & Proposed Boundary  
City of Blackfoot



**Legend**

- City Boundary
- Roads
- Snake River
- Impact Area
- Addresses
- Fort Hall Boundary

**EXHIBIT A-2**

1 inch = 851 feet







## NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Aberdeen Post Office  
Approximate Location: 82 W Central Street, Aberdeen, Idaho 83210



*Addie Jo Harris*

Addie Jo Harris  
Planner

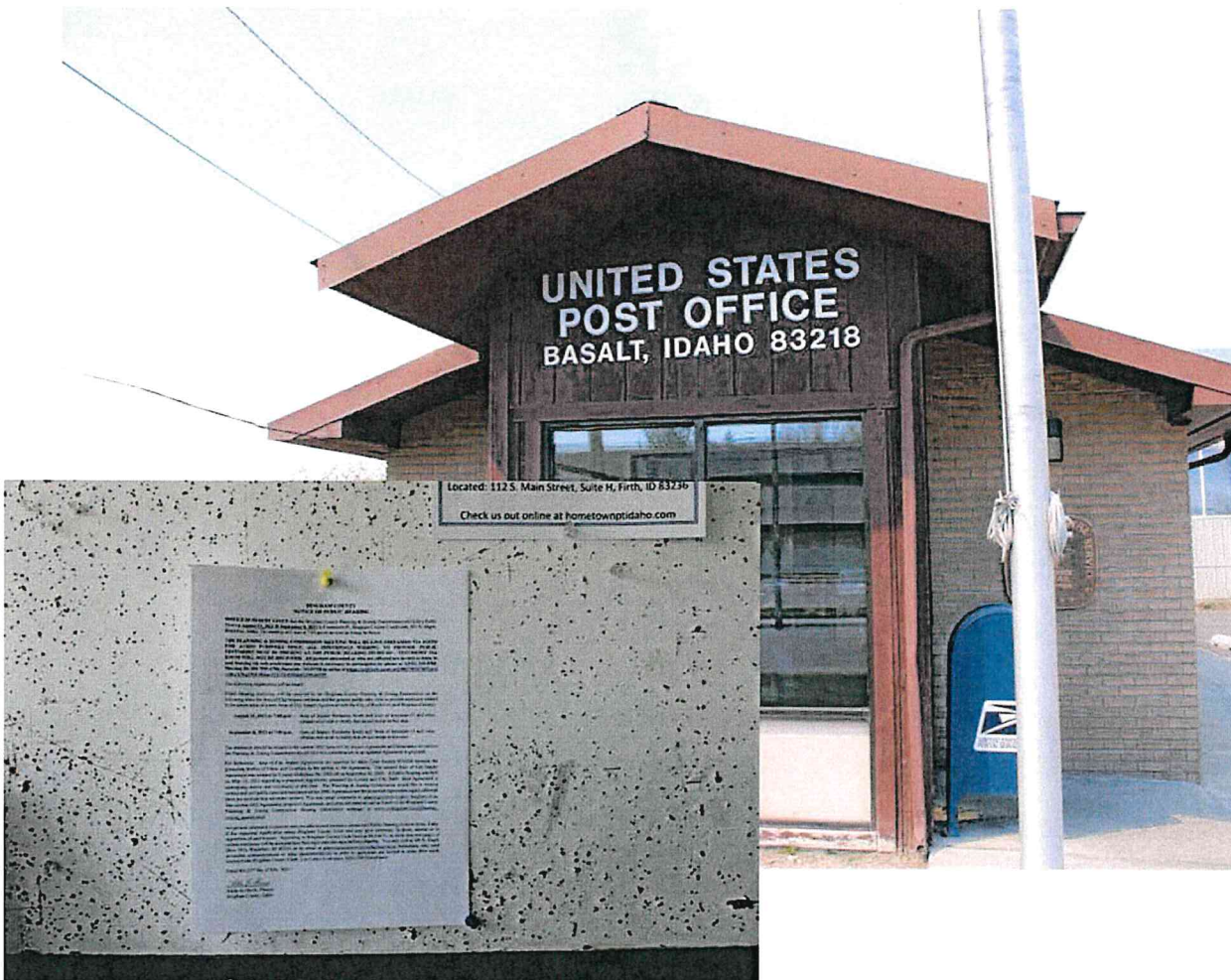
Exhibit  
S-6



# NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Basalt Post Office  
Approximate Location: 678 E 825 N, Basalt, Idaho 83218



*Addie Jo Harris*

Addie Jo Harris  
Planner

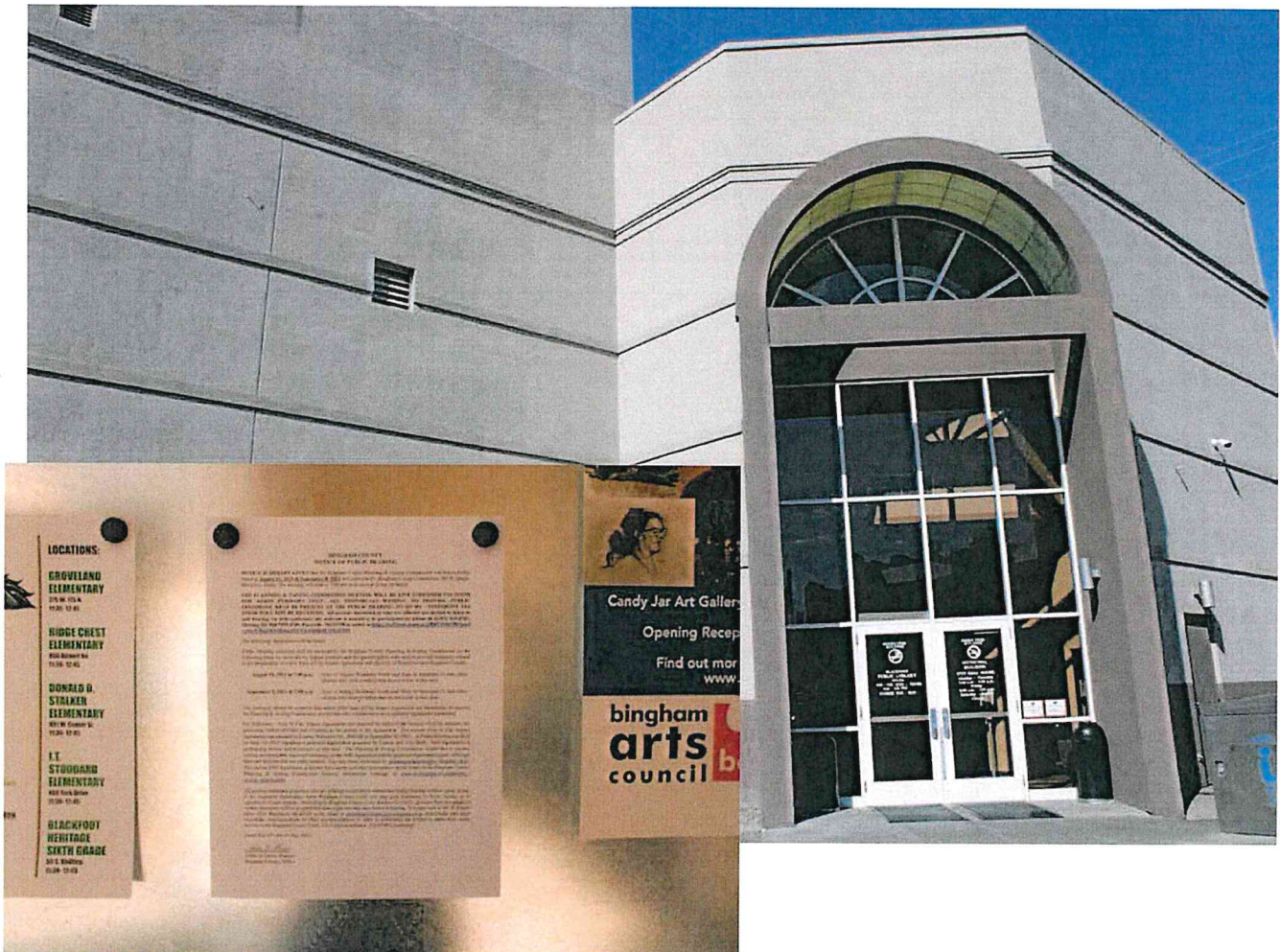
Exhibit  
S-6



# NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Blackfoot Library  
Approximate Location: 129 N Broadway Street, Blackfoot, Idaho 83221



*Addie Jo Harris*

Addie Jo Harris  
Planner

Exhibit  
S-6



## NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Blackfoot Post Office  
Approximate Location: 165 W Pacific Street, Blackfoot, Idaho 83221



*Addie Jo Harris*

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Addie Jo Harris  
Planner

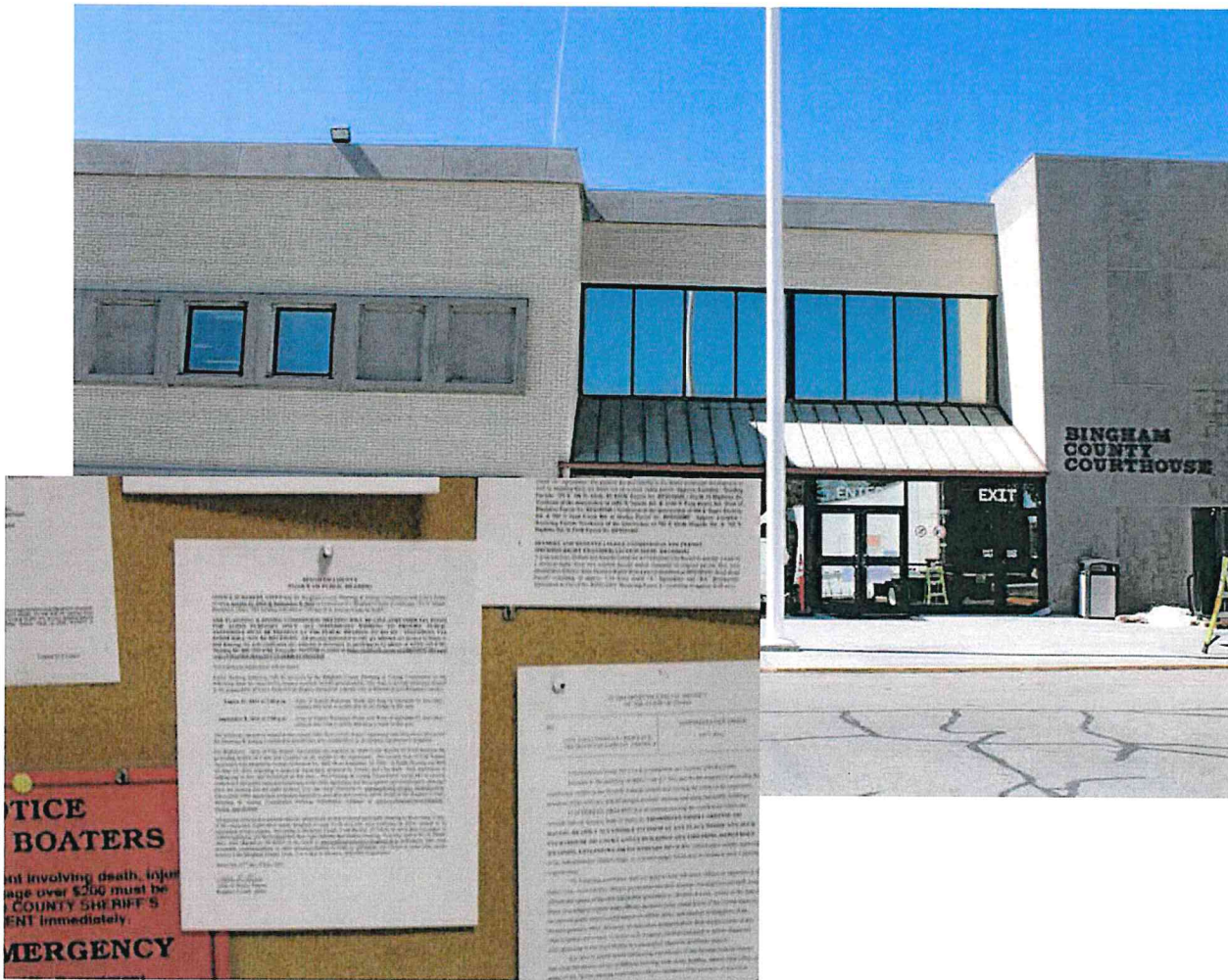
Exhibit  
S-6



# NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Bingham County Courthouse  
Approximate Location: 501 N Maple, Blackfoot, Idaho 83221



*Addie Jo Harris*

Addie Jo Harris  
Planner

Exhibit  
S-6



## NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Firth Post Office  
Approximate Location: 323 N Main St., Firth, Idaho 83236



*Addie Jo Harris*

Addie Jo Harris  
Planner

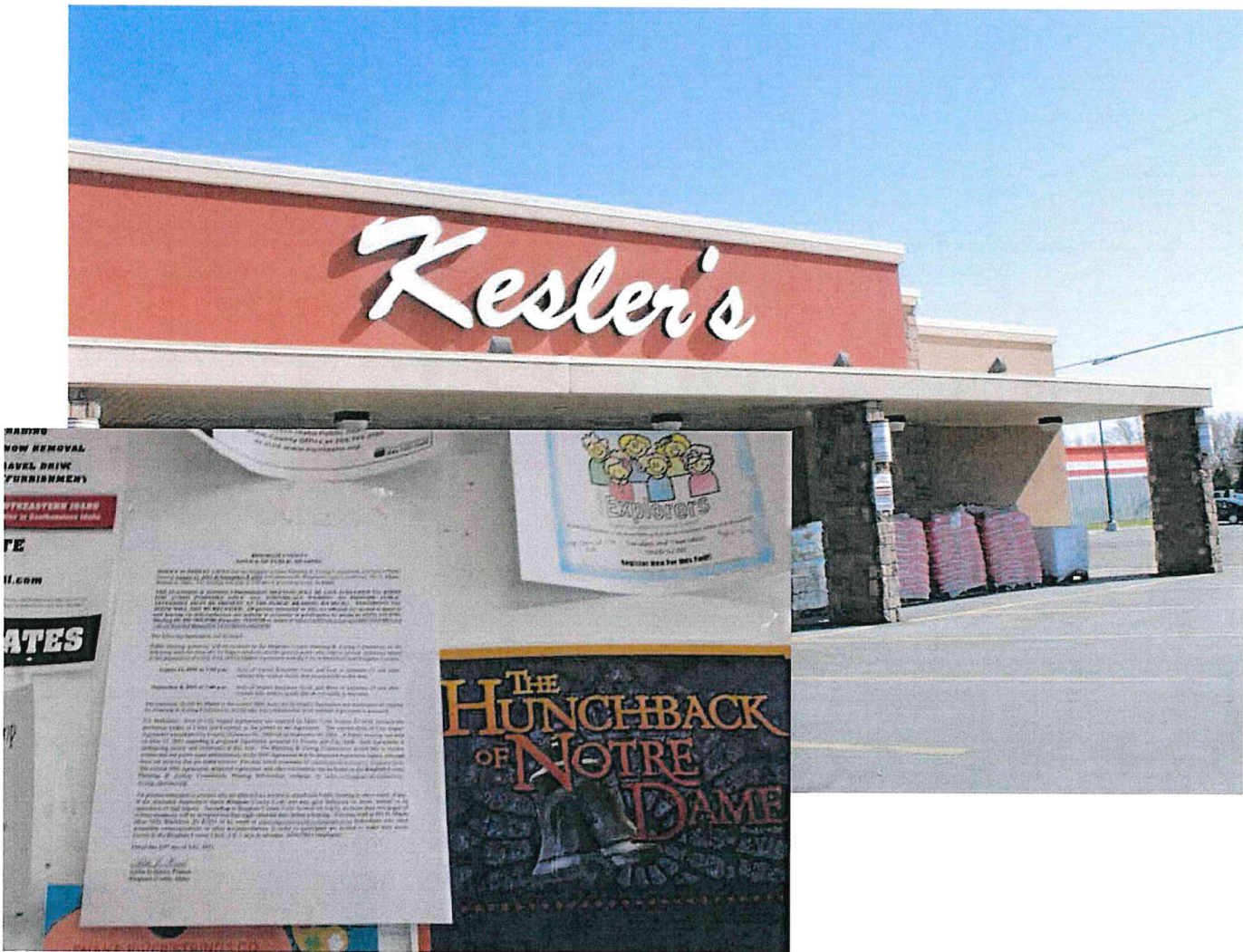
Exhibit  
S-6



# NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Kesler's Market  
Approximate Location: 925 W Bridge Street, Blackfoot, Idaho 83221



*Addie Jo Harris*

Addie Jo Harris  
Planner

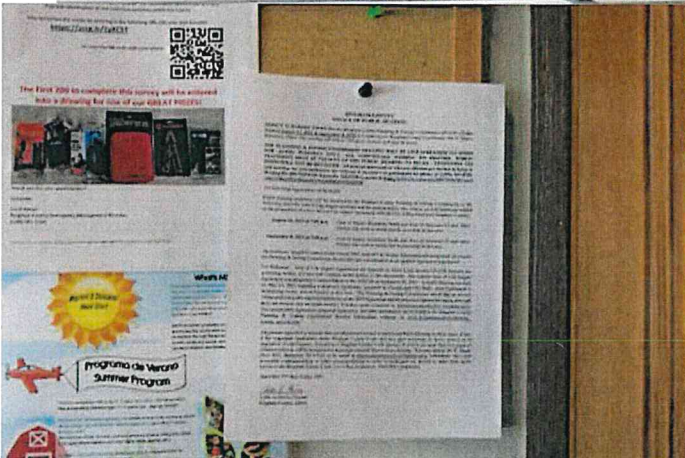
Exhibit  
S-6



# NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Moreland Post Office  
Approximate Location: 180 N 740 W, Moreland, Idaho 83256



*Addie Jo Harris*

\_\_\_\_\_  
Addie Jo Harris  
Planner

Exhibit  
S-6



# NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Pingree Post Office  
Approximate Location: 1507 W Highway 39, Pingree, Idaho 83262



*Addie Jo Harris*

Addie Jo Harris  
Planner

Exhibit  
S-6



# NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Ridley's Family Markets  
Approximate Location: 1295 Parkway Drive, Blackfoot, Idaho 83221



*Addie Jo Harris*

Addie Jo Harris  
Planner

Exhibit  
S-6



## NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Shelley Post Office  
Approximate Location: 244 W Pine St., Shelley, Idaho 83274



*Addie Jo Harris*

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Addie Jo Harris  
Planner

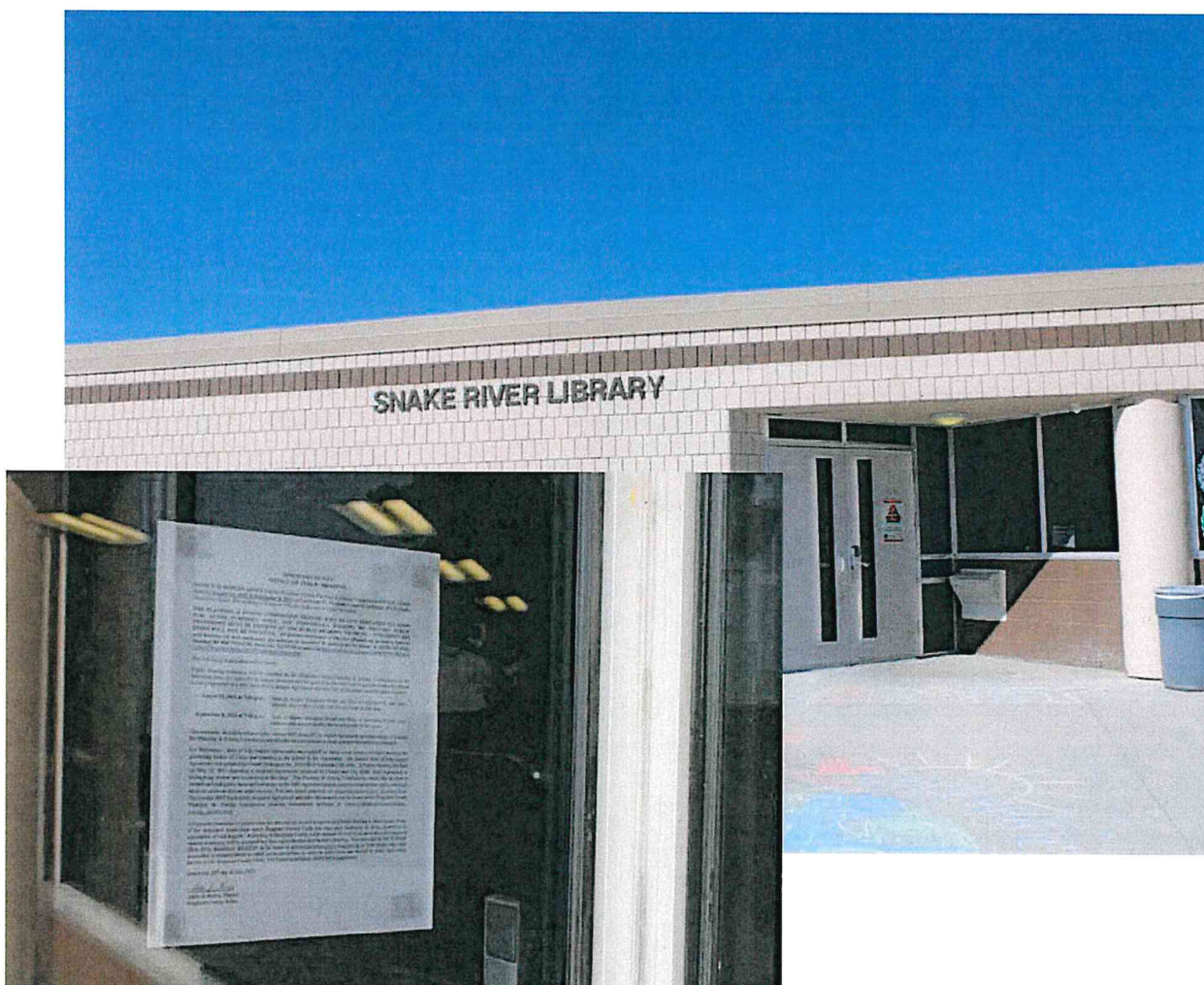
Exhibit  
S-6



## NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Snake River Library  
Approximate Location: 924 W Highway 39, Blackfoot, Idaho 83221



*Addie Jo Harris*

Addie Jo Harris  
Planner

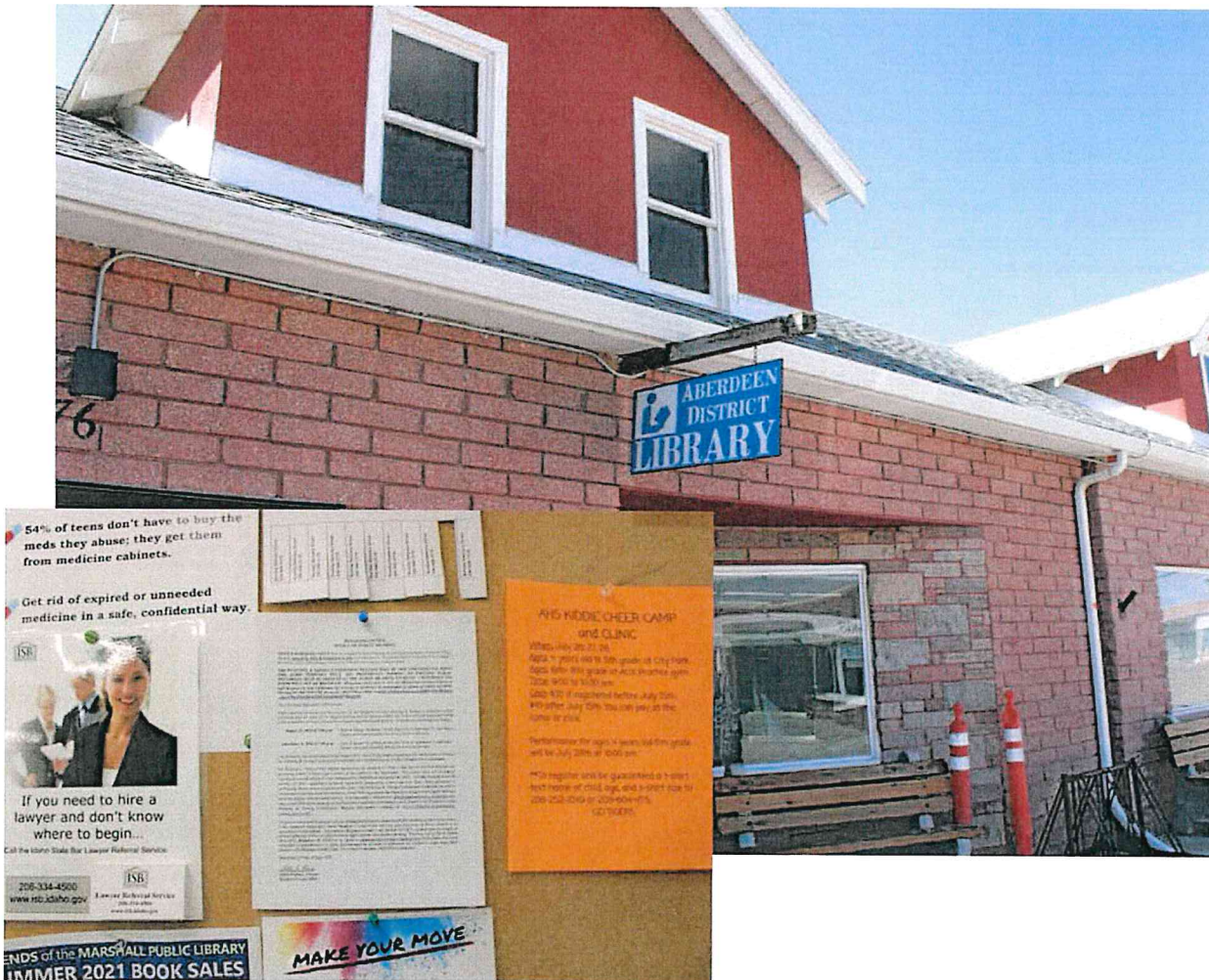
Exhibit  
S-6



# NOTICE OF POSTING

I hereby certify that on July 22, 2021 I personally posted the Bingham County, Planning & Zoning Department Notice for File No. 3069 at the following location(s):

Aberdeen Library  
Approximate Location: 76 E Central Street, Aberdeen, Idaho 83210



*Addie Jo Harris*

Addie Jo Harris  
Planner

Exhibit  
S-6

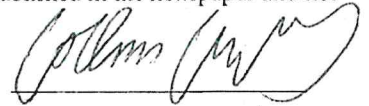


# PROOF OF PUBLICATION Bingham News Chronicle

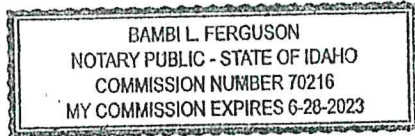
State of Idaho  
County of Bingham

I, ~~Dawn Giannini~~, or Collins Crapo first being duly sworn, depose and say: That I am the ~~Classified Manager, or~~ Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of Bingham News Chronicle, a newspaper of general circulation, published 4 days, Tuesday-Wed-Friday and Sunday, at Blackfoot, Idaho.

That the notice, of which a copy is hereto attached and made a part of this affidavit, was published in said Bingham News Chronicle for 1, first publication having been made on 07/18/2021 last publication having been made on 07/18/2021, and that the said notice was published in the regular and entire issue of said paper on the respective dates of publication, and that such notice was published in the newspaper and not in a supplement.



Subscribed and sworn to before me, on this 19th day of July, 2021



Notary Public  
My commission expires:

\_\_\_\_\_ attached jurat \_\_\_\_\_

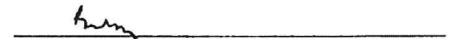
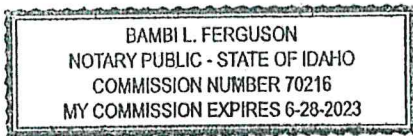
STATE OF IDAHO

ss.

COUNTY OF BINGHAM

On this 19th day of July, 2021 before me, the undersigned, a Notary public for said state, personally appeared ~~Dawn Giannini~~ or Collins Crapo, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she/they executed the same,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for APG of the Rockies  
Residing: Idaho Falls, Idaho  
Commission expires:



**BINGHAM COUNTY  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Bingham County Planning & Zoning Commission will hold a Public Hearing on **August 11, 2021** in Courtroom #1, Bingham County Courthouse, 501 N. Maple, Blackfoot, Idaho. The meeting will start at 7:00 pm or as soon as it may be heard.

The following Public Hearing Applications will be heard:

**1. LARRY & ANNA RUTH KOHLER: CONDITIONAL USE PERMIT  
(DIVISION RIGHT TRANSFER) (ACTION ITEM: DECISION)**

A proposal from Larry and Anna Ruth Kohler for a Conditional Use Permit to transfer a total of 11 division rights from three original parcels and/or remnants of original parcels they own identified as follows: four Division Rights from a parcel identified as RP0538600 "Home Parcel" consisting of approx. 4.62 acres zoned "A" Agriculture, four Division Rights from RP0109300 "Desert Parcel" consisting of approx. 1.5 acres zoned "A" Agricultural, and three Division Rights from RP0510000 "Shelley Corner Parcel" consisting of approx. 1.32 acres zoned "A" Agriculture. All Division rights are being transferred to the remnant of an original parcel they own identified as RP0533305 "Receiving Parcel" consisting of approx. 40 acres zoned "A" Agriculture. The purpose for this transfer is for future residential development as well as retaining them for future use on a more viable parcel. **Approx. Location - Sending Parcels: Parcel No. RP0538600, RP0109300, & RP0510000. Approx. Location - Receiving Parcel: Parcel No. RP0533305**

**2. DELBERT AND RENETTE LOOSLI: CONDITIONAL USE PERMIT  
(DIVISION RIGHT TRANSFER) (ACTION ITEM: DECISION)**

A proposal from Delbert and Renette Loosli for a Conditional Use Permit to transfer a total of 8 division rights from two original parcels and/or remnants of original parcels they own identified as follows: four Division Rights from a parcel identified as RP0288500 "Rose Rd. Parcel" consisting of approx. 1.15 acres zoned "A" Agriculture and "RA" Residential/ Agriculture to Parcel No. RP0412204 "Receiving Parcel A" consisting of approx. 8.28 acres zoned "A" Agriculture. Further transferring three Division Rights from RP0288500 "Residential Parcel" consisting of approx. 1 acre zoned "RA" Residential/Agricultural to Parcel No. RP0416500 "Receiving Parcel B" consisting of approx. 38.74 acres zoned "A" Agriculture. The purpose of this transfer is for potential future residential development as well as retaining Division Rights for future use on a more viable parcel prior to selling the properties where the Division Rights are unable to be utilized. **Approx. Location - Sending Parcels: RP0288500 & RP0288500, Township 2S. Approx. Location - Receiving Parcels: Parcel No. RP0412204 & RP0416500**

**3. SOUTH SAND CREEK ESTATES SUBDIVISION - 10 LOTS  
(ACTION ITEM: RECOMMENDATION)**

A proposal from David Christensen to develop a 10-lot Subdivision, to be known as South Sand Creek Estates, on approx. 76.78 acres, zoned "A" Agriculture. The parcels are located Northwest of the intersection of 800 E Scott Rd. and 700 N Highline Rd. in Firth with lots ranging in size from 7.5 to 7.79 acres with immediate access from the South with County frontage on 700 N Highline Rd. Each Lot would have individual wells and septic systems with Irrigation Water Rights assessed by Snake River Valley Irrigation District which will be provided through a pressurized irrigation system. **Approx. Location: 774 E 700 N, Firth, ID. Parcel No. RP0532600 & RP0531301**

**4. SAND DUNES & DUCK PONDS SUBDIVISION - 2 LOTS  
(ACTION ITEM: RECOMMENDATION)**

A proposal from Scott and Linnea Chidester to develop a 2-lot Subdivision, to be known as Sand Dunes and Duck Ponds, on approx. 9.9 acres of land, zoned "R/A" Residential/ Agriculture. The parcel is located at 52 E 75 S, Blackfoot; proposed Lot 1 is bare ground and would be 3.08 acres in size while Lot 2 is proposed to be 6.88 acres in size and has an existing home and outbuilding. Both lots would receive access from an existing 50-foot easement which would create the fourth and final buildable lot able to utilize the existing easement. The lots are proposed to have individual wells and septic systems with irrigation water rights assessed by Eastern Idaho Water Company. **Approx. Location: 52 E 75 S, Blackfoot, ID. Parcel No. RP0447306**

**5. H&H SUBDIVISION, A REPLAT OF LOT 1 BLOCK 4 OF GROVELAND TOWNSITE 2-LOT SHORT PLAT (ACTION ITEM: RECOMMENDATION)**

A proposal from Paul A. and Linda Rae Huff to develop a 2-lot Subdivision, to be known as H&H Subdivision, on approx. 1.16 acres, zoned Residential "R." The parcel is currently Lot 1 Block 4 of the Groveland Townsite and is located at 174 N 380 W. The proposed Lot 1 would be .50 acres and has an existing home, outbuilding, and well with direct access to 380 W while Lot 2 is bare ground and would be .66 acres in size, receiving direct access from 170 N. It is proposed that Lot 2 would also have an individual well (if possible) and if not, extend a waterline west along 170 N. Each lot would be served sanitary sewer services from the Groveland Water and Sewer District with irrigation water from the Riverside Canal via a pressurized irrigation system. **Approx. Location: 174 N 380 W, Blackfoot, ID. Parcel No. RP7017800**

**6. AREA OF CITY IMPACT AGREEMENT BETWEEN BINGHAM COUNTY AND THE CITY OF BLACKFOOT (ACTION ITEM: RECOMMENDATION)**

Public Hearing testimony will be received by Area of City Impact residents in the Rose and Rich Lane area of the County/City Impact Area as well as others who wish to testify that do not reside in this area. The testimony should be related to the current 2002 Area of City Impact Agreement and items/areas of concern the Planning & Zoning Commission should take into consideration as an updated Agreement is prepared. The Planning & Zoning Commission will have a Public Hearing for the Groveland area of the County/City Impact Area as well as others who wish to testify that do not reside in this area at the September 11, 2021 Regular Planning & Zoning Commission meeting. For Reference: Area of City Impact Agreements are required by Idaho Code Section 67-6526 between the governing bodies of Cities and Counties as the parties to the Agreement. The current Area of City Impact Agreement was adopted by County Ordinance No. 2002-08 on September 30, 2002. A Public Hearing was held on May 12, 2021 regarding a proposed Agreement, prepared by County and City Staff. Said Agreement is undergoing review and revision(s) at this time. The Planning & Zoning Commission would like to receive written and oral public input and testimony on the 2002 Agreement and the proposed Agreement (again, although there are sections that are under review). The current 2002 Agreement, proposed Agreement, and other information can be found on the Bingham County Planning & Zoning Commission Hearing Information webpage at [www.co.bingham.id.us/planning\\_zoning\\_agenda.html](http://www.co.bingham.id.us/planning_zoning_agenda.html)

All persons interested or persons who are affected are invited to attend said Public Hearings to show cause, if any, if the requested Applications meet Bingham County Code and may give testimony in favor, neutral, or in opposition of said requests. According to Bingham County Code Section 10-3-6(7) no more than two pages of written testimony will be accepted less than eight calendar days before a hearing. Written testimony can be provided via mail at 501 N. Maple, Rm 223 (Box 203), Blackfoot, ID 83221 or by email at [planningtestimony@co.bingham.id.us](mailto:planningtestimony@co.bingham.id.us)

Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 13th day of July, 2021.  
Addie Jo Harris, Planner  
Bingham County, Idaho



**PROOF OF PUBLICATION  
 Bingham News Chronicle**

State of Idaho  
 County of Bingham

I, ~~Dawn Giannini~~, or Collins Crapo first being duly sworn, depose and say: That I am the ~~Classified  
 Manager~~, or Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of Bingham News Chronicle, a newspaper of general circulation, published 4 days, Tuesday-Wed-Friday and Sunday, at Blackfoot, Idaho.

That the notice, of which a copy is hereto attached and made a part of this affidavit, was published in said Bingham News Chronicle for 2, first publication having been made on 07/25/2021 last publication having been made on 07/30/2021, and that the said notice was published in the regular and entire issue of said paper on the respective dates of publication, and that such notice was published in the newspaper and not in a supplement.

**BINGHAM COUNTY  
 NOTICE OF PUBLIC  
 HEARING**

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The following Public Hearings will be heard:  
**THE PLANNING & ZONING COMMISSION MEETING WILL BE LIVE STREAMED VIA ZOOM FOR AUDIO PURPOSES ONLY. ALL INDIVIDUALS WISHING TO PROVIDE PUBLIC TESTIMONY MUST BE PRESENT AT THE PUBLIC HEARING TO DO SO – TESTIMONY VIA ZOOM WILL NOT BE RECEIVED. ZOOM INFORMATION CAN BE FOUND ON THE BINGHAM COUNTY WEBSITE UNDER PLANNING & ZONING COMMISSION INFORMATION.**  
**THE FOLLOWING ITEM IS ONE OF MANY PUBLIC HEARINGS SET FOR THE REGULAR PLANNING & ZONING COMMISSIONS PUBLIC HEARINGS:**

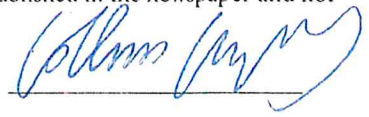
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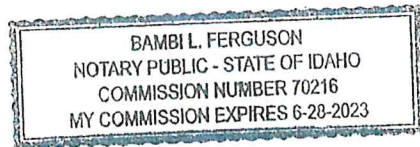
**August 11, 2021 at 7:00 p.m.**  
 Area of Impact Residents North and East of Interstate-15 and other citizens who wish to testify that do not reside in this area


**September 8, 2021 at 7:00 p.m.**

Area of Impact Residents South and West of Inter-



Subscribed and sworn to before me, on this 30th day of July, 2021



  
 \_\_\_\_\_  
 Notary Public  
 My commission expires:

\_\_\_\_\_ attached jurat \_\_\_\_\_

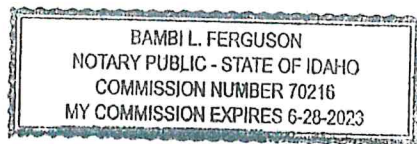
STATE OF IDAHO


ss.

COUNTY OF BINGHAM

On this 30th day of July, 2021 before me, the undersigned, a Notary public for said state, personally appeared ~~Dawn Giannini~~ or Collins Crapo, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she/they executed the same,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
 \_\_\_\_\_  
 Notary Public for APG of the Rockies  
 Residing: Idaho Falls, Idaho  
 Commission expires:



state-15 and other citizens who wish to testify that do not reside in this area

The testimony should be related to the current 2002 Area of City Impact Agreement and items/areas of concern the Planning & Zoning Commission should take into consideration as an updated Agreement is prepared.

The Planning & Zoning Commission would like to receive written and oral public input and testimony on the 2002 Agreement and the proposed Agreement (again, although there are sections that are under review). You may email comments to: [planningtestimony@co.bingham.id.us](mailto:planningtestimony@co.bingham.id.us).

The current 2002 Agreement, proposed Agreement, and other information can be found on the Bingham County Planning & Zoning Commission Hearing Information webpage at [www.co.bingham.id.us/planning\\_zoning\\_agenda.html](http://www.co.bingham.id.us/planning_zoning_agenda.html)

Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 20th day of July, 2021.

Addie Jo Harris, Planner  
Bingham County, Idaho  
Published: 7/25, 7/30, 2021  
(124491-26092)

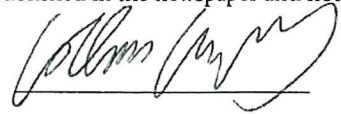


# PROOF OF PUBLICATION Bingham News Chronicle

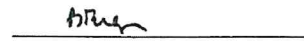
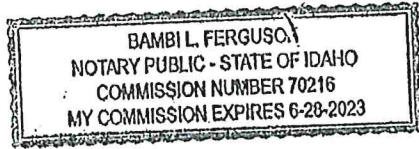
State of Idaho  
County of Bingham

I, ~~Dawn Giannini~~, or Collins Crapo first being duly sworn, depose and say: That I am the ~~Classified Manager~~, or Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of Bingham News Chronicle, a newspaper of general circulation, published 4 days, Tuesday-Wed-Friday and Sunday, at Blackfoot, Idaho.

That the notice, of which a copy is hereto attached and made a part of this affidavit, was published in said Bingham News Chronicle for 1, first publication having been made on 08/15/2021 last publication having been made on 08/15/2021, and that the said notice was published in the regular and entire issue of said paper on the respective dates of publication, and that such notice was published in the newspaper and not in a supplement.



Subscribed and sworn to before me, on this 16th day of August, 2021



Notary Public  
My commission expires:

\_\_\_\_\_ attached jurat \_\_\_\_\_

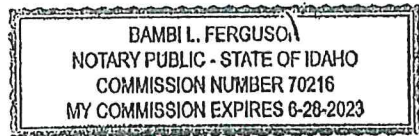
STATE OF IDAHO

ss.

COUNTY OF BINGHAM

On this 16th day of August, 2021 before me, the undersigned, a Notary public for said state, personally appeared ~~Dawn Giannini~~ or Collins Crapo, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she/they executed the same,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for APG of the Rockies  
Residing: Idaho Falls, Idaho  
Commission expires:



**BINGHAM COUNTY AMENDED  
NOTICE OF PUBLIC HEARING**

AMENDED NOTICE IS HEREBY GIVEN that the Bingham County Planning & Zoning Commission will hold a Public Hearing on **September 8, 2021** in Courtroom #1, Bingham County Courthouse, 501 N. Maple, Blackfoot, Idaho. The meeting will start at 7:00 pm or as soon as it may be heard. The following Public Hearing Applications will be heard:

**1. LARRY & ANNA RUTH KOHLER: CONDITIONAL USE PERMIT  
(DIVISION RIGHT TRANSFER) (ACTION ITEM: DECISION)**

A proposal from Larry and Anna Ruth Kohler for a Conditional Use Permit to transfer a total of 10 division rights from three original parcels and/or remnants of original parcels they own identified as follows: four Division Rights from a parcel identified as RP0538600 "Home Parcel" consisting of approx. 4.62 acres zoned "A" Agriculture, three Division Rights from RP0109300 "Desert Parcel" consisting of approx. 1.5 acres zoned "A" Agriculture, and three Division Rights from RP0510000 "Corner Parcel" consisting of approx. 1.32 acres zoned "A" Agriculture. All Division rights are being transferred to the remnant of an original parcel they own identified as RP0533305 "Receiving Parcel" consisting of approx. 40 acres zoned "A" Agriculture. The purpose for this transfer is for future residential development as well as retaining them for future use on a more viable parcel. **Approx. Location - Sending Parcels: Parcel No. RP0538600, RP0109300, & RP0510000. Approx. Location - Receiving Parcel: Parcel No. RP0533305**

**2. DELBERT AND RENETTE LOOSLI: CONDITIONAL USE PERMIT  
(DIVISION RIGHT TRANSFER) (ACTION ITEM: DECISION)**

A proposal from Delbert and Renette Loosli for a Conditional Use Permit to transfer a total of 8 division rights from two original parcels and/or remnants of original parcels they own identified as follows: four Division Rights from a parcel identified as RP0288500 "Rose Rd. Parcel" consisting of approx. 1.15 acres zoned "A" Agriculture and "RA" Residential/ Agriculture to Parcel No. RP0412204 "Receiving Parcel A" consisting of approx. 8.28 acres zoned "A" Agriculture. Further transferring three Division Rights from RP0288600 "Residential Parcel" consisting of approx. 1 acre zoned "RA" Residential/Agricultural to Parcel No. RP0416500 "Receiving Parcel B" consisting of approx. 38.74 acres zoned "A" Agriculture. The purpose of this transfer is for potential future residential development as well as retaining Division Rights for future use on a more viable parcel prior to selling the properties where the Division Rights are unable to be utilized. **Approx. Location - Sending Parcels: RP0288600 & RP0288500, Township 2S. Approx. Location - Receiving Parcels: Parcel No. RP0412204 & RP0416500**

**3. SOUTH SAND CREEK ESTATES SUBDIVISION - 10 LOTS  
(ACTION ITEM: RECOMMENDATION)**

A proposal from David Christensen to develop a 10-lot Subdivision, to be known as South Sand Creek Estates, on approx. 76.78 acres, zoned "A" Agriculture. The parcels are located Northwest of the intersection of 800 E Scott Rd. and 700 N Highline Rd. in Firth with lots ranging in size from 7.5 to 7.79 acres with immediate access from the South with County frontage on 700 N Highline Rd. Each Lot would have individual wells and septic systems with Irrigation Water Rights assessed by Snake River Valley Irrigation District which will be provided through a pressurized irrigation system. **Approx. Location: 774 E 700 N, Firth, ID. Parcel No. RP0532600 & RP0531301**

**4. SAND DUNES & DUCK PONDS SUBDIVISION - 2 LOTS  
(ACTION ITEM: RECOMMENDATION)**

A proposal from Scott and Linnea Chidester to develop a 2-lot Subdivision, to be known as Sand Dunes and Duck Ponds, on approx. 9.9 acres of land, zoned "R/A" Residential/ Agriculture. The parcel is located at 52 E 75 S, Blackfoot; proposed Lot 1 is bare ground and would be 3.08 acres in size while Lot 2 is proposed to be 6.88 acres in size and has an existing home and outbuilding. Both lots would receive access from an existing 50-foot easement which would create the fourth and final buildable lot able to utilize the existing easement. The lots are proposed to have individual wells and septic systems with irrigation water rights assessed by Eastern Idaho Water Company. **Approx. Location: 52 E 75 S, Blackfoot, ID. Parcel No. RP0447306**

**5. H&H SUBDIVISION, A REPLAT OF LOT 1 BLOCK 4 OF GROVELAND TOWNSITE 2-LOT SHORT PLAT (ACTION ITEM: RECOMMENDATION)**

A proposal from Paul A. and Linda Rae Huff to develop a 2-lot Subdivision, to be known as H&H Subdivision, on approx. 1.16 acres, zoned Residential "R." The parcel is currently Lot 1 Block 4 of the Groveland Townsite and is located at 174 N 380 W. The proposed Lot 1 would be .50 acres and has an existing home, outbuilding, and well with direct access to 380 W while Lot 2 is bare ground and would be .66 acres in size, receiving direct access from 170 N. It is proposed that Lot 2 would also have an individual well (if possible) and if not, extend a waterline west along 170 N. Each lot would be served sanitary sewer services from the Groveland Water and Sewer District with irrigation water from the Riverside Canal via a pressurized irrigation system. **Approx. Location: 174 N 380 W, Blackfoot, ID. Parcel No. RP7017800**

**6. THE DANCE LIVING TRUST: CONDITIONAL USE PERMIT  
(DIVISION RIGHT TRANSFER) (ACTION ITEM: DECISION)**

A proposal from The Dance Living Trust for a Conditional Use Permit to transfer a total of 7 division rights from 3 parcels they own as follows: 2 Division Rights from a parcel identified as RP0287401 consisting of approx. 33.08 acres and 2 Division Rights from RP0287304 consisting of approx. 75.54 acres requesting to be transferred to RP0288906 "Receiving Parcel A" consisting of approx. 15.15 acres. Further transferring 3 Division Rights from RP0295117 to RP0295119 "Receiving Parcel B." All granting and receiving parcels are original parcels and/or remnants of original parcels zoned "A" Agriculture. The purpose for this transfer is for future residential development as well as retaining division rights for future use on a more viable parcel instead of on the main farm ground. **Approx. Location - Sending Parcels: RP0287401, RP0287304 & RP0295117. Approx. Location - Receiving Parcels: RP0288906 & RP0295119**

**7. AREA OF CITY IMPACT AGREEMENT BETWEEN BINGHAM COUNTY AND THE CITY OF BLACKFOOT (ACTION ITEM: RECOMMENDATION)**

Public Hearing testimony will be received by Area of City Impact citizens who wish to testify. The testimony should be related to the current 2002 Area of City Impact Agreement and items/areas of concern the Planning & Zoning Commission should take into consideration as an updated Agreement is prepared. For Reference: Area of City Impact Agreements are required by Idaho Code Section 67-6526 between the governing bodies of Cities and Counties as the parties to the Agreement. The current Area of City Impact Agreement was adopted by County Ordinance No. 2002-08 on September 30, 2002. A Public Hearing was held on May 12, 2021 regarding a proposed Agreement, prepared by County and City Staff. Said Agreement is undergoing review and revision(s) at this time. The Planning & Zoning Commission would like to receive written and oral public input and testimony on the 2002 Agreement and the proposed Agreement (again, although there are sections that are under review). The current 2002 Agreement, proposed Agreement, and other information can be found on the Bingham County Planning & Zoning Commission Hearing Information webpage at [www.co.bingham.id.us/planning\\_zoning\\_agenda.html](http://www.co.bingham.id.us/planning_zoning_agenda.html)

All persons interested or persons who are affected are invited to attend said Public Hearings to show cause, if any, if the requested Applications meet Bingham County Code and may give testimony in favor, neutral, or in opposition of said requests. According to Bingham County Code Section 10-3-6(7) no more than two pages of written testimony will be accepted less than eight calendar days before a hearing. Written testimony can be provided via mail at 501 N. Maple, Rm 223 (Box 203), Blackfoot, ID 83221 or by email at [planningtestimony@co.bingham.id.us](mailto:planningtestimony@co.bingham.id.us)

Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 11th day of August, 2021.  
Addie Jo Harris, Planner  
Bingham County, Idaho