

BINGHAM COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING DATE: November 9, 2022

APPLICATION OF: Rod Hendricks Subdivision, a 4-lot Subdivision in a “R/A” Residential/Agriculture Zoning District

PROPERTY OWNERS & DEVELOPERS: Rodney and Robin Hendricks

A. REQUESTED ACTION: A proposal from Rodney and Robin Hendricks to develop a 4-lot Subdivision, to be known as the “Rod Hendricks Subdivision”, on approx. 4.50 acres, located in a “R/A” Residential/Agriculture Zoning District, with lots ranging in size from 1 acre to 1.38 acres, located at 480 W 300 N Tressel Road, Blackfoot. There is an existing home, septic system and culinary well on Lot 1, owned and resided in by the Hendricks. Lots 2, 3 and 4 will also have an individual septic system, drain field, and culinary well. All Lots will have irrigation water rights assessed by the People Canal & Irrigation Company with delivery through a pressurized irrigation system and road frontage along a 50 foot wide access easement. The Comprehensive Plan Map has this area identified as Residential/Residential Agriculture. **(A-1 Application, A-2 Narrative and A-3 Preliminary Plat Map)**

B. GENERAL BACKGROUND:

1. Approx. Location: 480 W 300 N, Blackfoot, ID 83221, Parcel Numbers RP0302002, RP0302010, and RP0302012, Township 2S, Range 35 East, Section 17, consisting of approx. 4.50 acres **(A-1 Application, A-4 Legal Description, S-2 Parcel Map & S-6 Aerial Map)**
2. All surrounding land uses are “R/A” Residential Agriculture. **(S-3 Zoning Map)**
3. The Comprehensive Plan adopted November 20, 2018 has this area identified as Residential/Residential Agriculture. **(Comp Plan 11-20-2018, S-4 Comp Plan Map)**
4. Governing Districts:
 - a. Blackfoot/Snake River Fire District
 - b. Blackfoot School District
5. The proposed Subdivision is bordering the City of Blackfoot Area of Impact on the South but is not in the Flood Plain nor the High Nitrate Priority Area. **(S-8 Area of Impact Map, S-5 Flood Plain Map & S-11 Nitrate Priority Map)**
6. 300 N Tressel Road has a Functional Classification of a Local Road according to the Bingham County Road Standards. **(S-2 Parcel Map)**
7. Nearby Subdivisions include Albino Alba Subdivision (8 lots, 1.01 – 1.05 acres), Syringa Acres (11 lots, 1 – 3.51 acres), Sharlyn Park Subdivision, Divisions 1-3 (61 lots, 1 – 3.2 acres), Bailey Subdivision (8 lots, 1 – 1.26 acres), Peterson

Subdivision (5 lots, 1.51 – 5.59 acres), Margaret Subdivision (9 lots 2 – 4.3 acres), Skyline Estates (18 lots 1 – 3.97 acres) and Doug Lessig Subdivision (3 lots 1.5 – 1.8 acres). **(S-7 Subdivision Map)**

C. MEETING NOTICE AND INFORMATION:

1. The Planning & Development Department received the Application for Subdivision Plat on September 28, 2022. The Application was deemed complete and scheduled for Public Hearing to be held on November 9, 2022.
2. Notice of the Commissions Public Hearing was:
 - a. Sent to Government Agencies on October 18, 2022.
(S-17 List of Government Agencies and Notice)
 - b. Published in the Bingham News Chronicle on October 18, 2022.
(S-16 Affidavit of Publ.)
 - c. Sent to 16 property owners within 300' of this property on October 18, 2022.
(S-18 Property Owners Mailing List and Notice)
 - d. The site was posted and pictures were taken on October 24, 2022.
(S-14 Property Posting and S-15 Site Pictures)

3. Governmental Agencies who provided comments were:

(T-1) Bingham County Treasurers Office, stated taxes for 2022 will need to be prepaid prior to the Treasurer signing the plat.

(T-2) Spencer Larsen, The People's Canal & Irrigation Company, stated the Hendricks are required to maintain all of their shares in one group and form a HOA to be billed for the annual assessment. The delivery of the water would come from the Dubois lateral and would need to be coordinated with the leadership of that lateral.

(T-3) Bingham County Public Works, stated Lots 2, 3, and 4 will need to use the existing easement for access. 300 W. Tressel Road is a Local Road, the speed limit is posted at 45 mph, and the approach spacing is 60 feet (*which is not applicable if no new approaches are being added*). The developer is in charge of placing posts and signage.

(T-4) Allan Johnson, Regional Engineering Manager with Idaho Department of Environmental Quality, provided general land development recommendations as shown in his response.

(T-5) Jeff Gardner, Bingham County Sheriff, had no comments or concerns.

(T-6) Gwen Inskeep, Bingham County Surveyor, stated the following:

- Update surveyor and owner information
- Provide road name and grid number for private easement and ensure it closes

- Add street sign and cluster mailbox requirement note and show proposed mailbox location
- Correct dimensions on Lot 1 and the private easement for closure and darken contour lines
- Update the canal company on both sheets to reflect correct company
- Note that the address of the existing residence will most likely need changed and addressed off the proposed easement, if approved

4. No public response has been received regarding this Application.

D. STANDARDS TO BE REVIEWED BY THE PLANNING AND ZONING COMMISSION

**BINGHAM COUNTY CODE
TITLE 10 – ZONING REGULATIONS**

**CHAPTER 4
ZONING DISTRICTS**

10-4-2: PURPOSE OF ZONES

C. Residential/Agricultural (R/A): The purpose of the R/A Zone is to permit the establishment of low density single-family dwellings with lot sizes sufficient for individual sewer and water facilities that have:

1. Suitability of parcel for agricultural purposes.
2. Proximity to existing areas of similar population density.
3. Lot size compatible with existing lot sizes in the immediate area.
4. Compatible with the existing uses in the immediate area.
5. Protection from incompatible uses.
6. Accessibility to adequate utilities.
7. Adequate service by roadways.

**CHAPTER 6
HEIGHT, SETBACK, FRONTAGE & AREA REGULATIONS**

10-6-6: AREA REGULATIONS

Area requirements vary between zones, and the following minimum size requirements shall apply:

B. Platted subdivisions shall require the following minimum lot sizes:

1. R and R/A Zone: One acre minimum with individual well and septic.

10-6-7: FRONTAGE REGULATIONS

A. All new lots, tracts, or parcels of land created after the effective date hereof shall have frontage that abuts an approved County or State roadway or private easement for a depth of twenty feet (20') from said roadway and have a minimum frontage of one hundred five feet (105') on said roadway or easement. Lots with legal frontage under previous ordinances or meeting the above requirements shall be considered conforming lots.

10-6-8: EASEMENT REGULATIONS

It is the intent of this title to provide for orderly development that ensures the public has adequate access for emergency equipment and other public services. Therefore, residential or commercial buildings erected or moved onto any lot, tract, or parcel of land in any zone that does not abut a maintained road that is accepted by Bingham County or the State of Idaho must have access to a private road or easement and the following regulations shall apply:

A. Outside of a platted subdivision, or within a platted subdivision with four (4) or less buildable lots, the use of a private road or recorded easement for access to a residential or commercial building may be allowed. For residential purposes, use is limited to four (4) single-family dwellings.

B. The construction used for private roads and easements for residential or commercial access shall be adequate for safety vehicles as per the Fire Code. *Staff Comments: The proposed plat depicts the easement with a hammerhead turnaround for Fire and Emergency services. The Plat will need to be approved from the Fire Marshal.*

C. The easement or private road shall have a minimum right-of-way width of fifty feet (50') and shall be recorded on the property deed and shall be located on property meeting the requirements of section [10-6-7](#) of this chapter.

D. Property owners using said easement or private road for access to their property shall acknowledge that County road maintenance or services are not provided and that the County shall not be held liable for any reason concerning said easement or private road.

CHAPTER 14
SUBDIVISION REGULATIONS

10-14-4: PRELIMINARY PLAT

The developer shall submit a written application for the preliminary plat to the Administrator and shall include at a minimum the following:

A. Copies Of Plat And Report: Three (3) copies of the preliminary plat, or in combination with a report, drawn in accordance with the following:

1. The name of the proposed subdivision. *Staff Comments: Rod Hendricks Subdivision.*
2. The names, addresses and telephone numbers of the developer, owner and engineer and/or surveyor who prepared the plat. *Staff Comments: Included on the Application. (A-1 Application)*
3. The legal description of the subdivision by section, township and range; reference by dimension and bearing to a section corner or quarter section corner. *Staff Comments: Included on Exhibit (A-4 Legal Description)*
4. A statement of the intended use of the proposed subdivision, such as: residential single- family, commercial, recreational or agricultural, etc. *Staff Comments: Included on the Application as single-family residential development. (A-2 Narrative and S-6 Aerial Map)*
5. Each copy shall have a north arrow and date of preparation including dates or any subsequent revisions. *Staff Comments: Included on the Plat.*
6. If the proposed subdivision is part of a larger area intended for development, a Development Master Plan of the entire area shall be provided. If the proposed subdivision will be developed in phases, the phase lines must be identified on the preliminary plat. All phases must be continuous and progress in an orderly fashion. *Staff Comments: Not applicable.*
7. A vicinity map drawn to scale of one inch equals eight hundred feet (1" = 800'), clearly showing the relationship of the proposed site to the surrounding area within a one mile radius, including adjacent subdivisions, main arterial routes, collector streets, etc. *Staff Comments: Included on Plat.*
8. The existing zoning of the subdivision and the adjacent land. *Staff Comments: The existing zoning and the surrounding land uses are Residential/Agriculture. (S-3 Zoning Map)*
9. The approximate acreage of the proposed subdivision and the number of proposed lots. *Staff Comments: Approx. 4.50 acres with 4 lots ranging in size from 1 acre to 1.38 acres. (A-3 Plat Map)*
10. Boundaries of the tract to be subdivided shall show dimensions for lot lines and blocks including curve data to scale and numbers of each lot and block. *Staff Comments: Included on Plat. (A-3 Plat Map)*
11. Streets, street names, rights-of-way and roadway widths, including adjoining streets, roadways or railroads and, if applicable, of the water, sewer, sidewalks and other required public facilities. A private road, as allowed in a planned unit development (PUD), commercial or industrial subdivision, must be a separate lot. These drawings are not meant to be cross sections or detailed designs, but shall contain sufficient information to enable the commission to make a determination as to conformance with the standards and regulations in this chapter. *Staff Comments:*

Included on Plat. The Plat indicates there is an existing County Road as 300 N Tressel Road. A private lane to the Hendricks home currently exists and will be expanded to a 50' easement, to be built out by the Applicants, which will provide access to all lots. The easement will receive a new grid number for addressing as well as the Applicant's current address off of the new grid number for the easement. (A-3 Plat Map)

12. Appropriate details for any special development areas in the proposed plat, such as hillside, planned unit development, floodplain, nitrogen priority area as defined by IDEQ, large scale development or any other pertinent features, areas or types of development. *Staff Comments: Not applicable.*

13. Contour lines shown at a minimum of two foot (2') intervals and shall be shown on the preliminary plat map which shows the proposed subdivision layout. Where land slope is greater than ten percent (10%), show contour lines at ten foot (10') contour intervals. *Staff Comments: Included on Plat.*

14. Any proposed or existing utilities, including, but not limited to, gas lines, power lines, water and sewer lines, or storm drainage system. *Staff Comments: Included on Plat (A-3 Plat Map, S-10 Utility Map)*

15. Plat must include the location and distance of the nearest Municipal/community water and sewer services. *Staff Comments: According to the Plat, the nearest sewer system (Groveland Water and Sewer District) is approx. 1 mile South and ¾ of a mile East of the proposed subdivision on Groveland Road.*

16. A subdivision guarantee from a title company. *Staff Comments: Included in the packet. (A-6 Subdivision Guarantee)*

17. A statement from the appropriate agency or agencies, if an individual or community well is proposed, that an adequate developable water source exists to provide water for the subdivision. *Staff Comments: Not applicable. The developer is proposing each lot to have an individual well. Lot 1 has an existing home with an existing well. (A-2 Narrative, A-7 Well Drillers Report)*

18. A statement from the appropriate agency or agencies, if individual or a community sewer is proposed, that an adequate developable wastewater system exists to provide service for the subdivision. *Staff Comments: Not applicable, the developer is proposing each lot with an individual septic system and drain field. Lot 1 has an existing home with an existing septic system and drain field.*

19. All proposed easements will be shown on the plat, including location, width and use. *Staff Comments: Included on Plat.*

20. Any existing irrigation canals, private ditches, ridges, culverts, water mains, lakes, streams, or natural waterways, direction of flow, or drainage area. *Staff Comments: Included on Plat.*

21. The applicant shall submit an irrigation plan showing the availability and the proposed method of delivery of irrigation water to each lot. *Staff Comments: Lots will have irrigation water rights assessed by the People's Canal & Irrigation Company with a pressurized irrigation system. (A-2 Narrative and A-3 Plat)*

22. A preliminary stormwater drainage plan. *Staff Comments: proposed to be contained on each lot.*

23. For a plat of ten (10) lots or more being one-half ($1/2$) acre or less in size, must provide open space, playground or recreational area to a minimum of one-fourth (0.25) acre per every ten (10) lots. *Staff Comments: Not applicable to this Application.*

24. Each copy shall have dimensions of not less than eighteen inches by twenty four inches (18" x 24") and shall be drawn to a scale of not less than one inch equals two hundred feet (1" = 200').

25. Submit an additional three (3) copies eleven inch by seventeen inch (11" x 17") drawing of the preliminary plat showing all the required information thereon which shall also be filed for office mailing purposes. *Staff Comments: Included on Plat.*

B. Proposed Utility Methods:

1. Sewage: It shall be the responsibility of the developer to furnish a statement as to the type of proposed sanitary sewage facilities, which shall appear on the preliminary plat. *Staff Comments: Included on Plat as individual sanitary systems and drain fields.*

2. Water Supply: It shall be the responsibility of the applicant/developer to provide a statement as to the type of proposed water supply facilities, which shall appear on the preliminary plat. *Staff Comments: Included on Plat as individual culinary wells.*

3. Storm water Disposal: It shall be the responsibility of the developer to furnish the Planning and Zoning Department such evidence as may be required relative to the design and operation of any proposed storm water system. A statement as to the type of proposed facilities shall appear on the preliminary plat. *Staff Comments: Included on the Plat as on each lot.*

4. Irrigation System: It shall be the responsibility of the developer to furnish the Planning and Zoning Department such evidence as may be required relative to the design and operation of any proposed irrigation system. A statement as to proposed irrigation systems shall appear on the preliminary plat, consistent with Idaho Code section 31-3805(1)(b). *Staff Comments: Lots will have irrigation water rights assessed by People's Canal & Irrigation Company with delivery through a pressurized system. The location of the pump and irrigation easement for water lines will need to be included on the plat.*

a. All irrigation ditches within a residential subdivision along the front of the subdivision and the front of each individual lot(s) must have enclosed systems.

- b. All lots of one acre or less shall be provided irrigation through an underground tile or other like satisfactory underground conduit.
- c. Any improvements involving the distribution system of any irrigation district shall have the prior written approval of the affected irrigation district.
- d. If water rights have ever been associated with the property, then irrigation must be provided to each lot.

5. Utility Easement: The utility easement width shall be a minimum of ten feet (10') from the exterior boundaries and five feet (5') from the interior boundaries. *Staff Comments: Included on the Plat.*

C. Administrator Review:

- 1. Upon receipt of the preliminary plat and all other required data, the Administrator or designated agent shall certify the application as complete and shall affix the date of the application acceptance thereon.
- 2. The Administrator or designated agent shall transmit one copy of the preliminary plat and application to County departments and all other agencies as deemed necessary for review. The agencies may include, but are not limited to, the following:
 - a. School districts.
 - b. Health district.
 - c. Fire districts.
 - d. Utility companies.
 - e. Irrigation districts or Canal Company.
 - f. Other intergovernmental departments, (public works, etc.).
 - g. Adjacent Town sites or cities having an impact area agreement.
 - h. The Fort Hall Tribal Council.
 - i. And any other State or Federal agency deemed necessary.
- 3. The Administrator or designated agent shall prepare a staff report and place the preliminary plat and application on the commission agenda within a reasonable time not to exceed sixty (60) days from the date of acceptance.

D. Commission Action:

- 1. The commission shall hold a public hearing to review the proposed subdivision plat.
- 2. The hearing and notice procedure shall comply with Idaho Code section 67-6509 being prior to granting a recommendation to the Board; at least one public hearing shall be held in conformance with [chapter 3](#) of this title.
- 3. In determining the acceptance of the proposed subdivision, the commission shall consider the objectives of the ordinance and, at a minimum, the following:

- a. Recommendations for conditions of approval that would minimize adverse conditions, if any.
 - b. The reasons for recommending the approval, conditional approval, modification or denial.
 - c. The proposed subdivision to be consistent with the Comprehensive Plan.
 - d. The availability of public or private services to accommodate the proposed subdivision.
 - e. The public financial capability of supporting services for the proposed subdivision.
 - f. Any other health, safety, or environmental problems that may be brought to the commission's attention.
 - g. The recommendations of a city if the proposed development is located within a City Impact Area or within one mile of a city not having a valid impact area.
4. The commission may recommend approval, recommend conditional approval, recommend disapproval or table the preliminary plat for additional information. The commission shall set a time for any additional information to be reviewed.
 5. Upon recommending, granting or denying a preliminary plat, the commission shall specify
 - a. The ordinance sections and standards used in evaluating the application.
 - b. The reasons for approval or denial.
 6. The Administrator shall forward a statement of the action taken and the reasons for such action and/or the commission minutes containing such action, together with a copy of the preliminary plat, to the Board for their information and review.

E. Board Action:

1. The Board shall set a date to review the preliminary plat and the commission decision.
2. The Board shall review the preliminary plat, the written information presented to the commission, and the commission minutes or the statement of action taken, prior to making a determination on the proposed plat.
3. The Board may uphold, conditionally uphold, or overrule the decision of the commission on the proposed subdivision. The Board may determine that more information is required and shall return the plat to the commission for a new hearing. Upon reaching a decision, the Board shall make written findings to specify the following:
 - a. The ordinance and standards used in evaluating the proposal.
 - b. The reasons for approval or denial.
 - c. If denied, what actions the applicant could have taken to obtain approval.

10-14-5: FINAL PLAT

After the approval or conditional approval of the preliminary plat, the developer may cause the total parcel, or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. The developer shall submit to the Administrator the following:

A. Copies Of Plat: Three (3) copies of the final plat.

B. Copies Of Engineering Drawings: Three (3) copies of the final engineering construction drawings for streets, water, sewer, sidewalks, irrigation system, estimate of cost and plans for any other public improvements, if applicable.

C. Compliance: The final plat shall include and be in compliance with the provisions of Idaho Code title 50, chapter 13, and shall be drawn to a scale suitable to ensure the clarity of all lines, bearings and dimensions. If more than one sheet is required for the final plat, including any certificates, all sheets shall be serially numbered as sheet 1 of 2, etc., as per Idaho Code section 50.1305.

D. Administrator Review:

1. Upon receipt of the final plat, the Administrator shall review the final plat for compliance with the approved or conditionally approved preliminary plat and compliance with all other requirements provided in this title. If the Administrator determines that there is a substantial difference in the final plat from the preliminary plat or the conditions have not been met, the Administrator may have the developer resubmit the plat to the commission.

2. If the Administrator determines the final plat is in compliance with all requirements as provided herein and there is no substantial difference from the preliminary approval, the Administrator shall affix the date of acceptance on the plat.

E. Approval Period: The final plat may not be recorded until all the fees are paid, a surety bond or other financial provisions posted or recorded along with a signed and recorded development agreement approved by the Board. The final plat must be recorded within two (2) years from the date of final approval by the Board; otherwise, such approval becomes null and void. The developer may request a onetime extension not to exceed one year, said extension must be submitted prior to the expiration date. One year extension may only be granted by the Board.

COMPREHENSIVE PLAN NOVEMBER 20, 2018

RESIDENTIAL / RESIDENTIAL AGRICULTURAL AREA

The R/A Area corresponds with the R and R/A Zones in the Zoning Ordinance and is established to direct the orderly and timely conversion of land as the need arises into residential areas that are still rural in character. This will include larger lots and open space to allow for

the raising of livestock and agriculture uses to provide for family food and the pleasure of those residing on the premises.

This area allows for the continuation of those agriculture uses already established, but will limit the establishment of new agriculture uses that may significantly impact urbanizing areas with noise, dust, odor, and other nuisances associated with agriculture uses, such as livestock confinement operations or agriculture-related businesses.

**IDAHO STATE CODE §67-6513 and
BINGHAM COUNTY CODE SECTION 10-3-6**

The Planning & Development Department finds the Application met the requirements of Idaho Code §67-6513 and Bingham County Code Section 10-3-6 because the Public Hearing was noticed in the official newspaper a minimum of fifteen (15) days prior to the Hearing, the Public Hearing notice was posted on the premises a minimum of one (1) week prior to the Hearing, and notice was provided to all property owners within 300 feet of the proposed project prior to the Hearing.

E. DECISION

Commission Decision. The Commission may recommend to approve, approve with conditions, or deny the 4-lot Subdivision to be known as “Rod Hendricks Estates Subdivision” to the Board of Commissioners.

Sample Motion for Approval: Based on the record and the discussion this evening, I move to recommend to approve the request by Rodney and Robin Hendricks for a 4-lot Subdivision to be known as the “Rob Hendricks Subdivision” as described in the Application materials as supplemented with additional information in the Staff Report, in accordance with the requirements of Bingham County Code Title 10 “Zoning Regulations” and subject to all applicable laws and regulations and that all corrections noted by County Staff be made to the Plat prior to being considered by the Board of County Commissioners. Further, any phases and/or parcels created in the vicinity must be continuous and progress in an orderly fashion.

Sample Motion for Approval WITH CONDITIONS: Based on the record and the discussion this evening, I move to recommend to approve the request Rodney and Robin Hendricks for a 4-lot Subdivision to be known as the “Rob Hendricks Subdivision”, as described in the Application materials as supplemented with additional information in the Staff Report, in accordance with the requirements of Bingham County Code Title 10 “Zoning Regulations” and subject to all applicable laws and regulations and that all corrections noted by County Staff be made to the Plat prior to being considered by the Board of County Commissioners WITH THE FOLLOWING CONDITIONS.....

Further, any phases and/or parcels created in the vicinity must be continuous and progress in an orderly fashion.

Sample Motion for Denial: Based on the record and the discussion this evening, I move to recommend to deny the request by Rodney and Robin Hendricks for a 4-lot Subdivision to be known as the “Rob Hendricks Subdivision” as described in the Application materials as supplemented with additional information in the Staff Report, in accordance with the requirements of Bingham County Code Title 10 “Zoning Regulations” and subject to all applicable laws and regulations. The basis for the denial is _____.

NOTE: Any opposing votes shall declare the reasons for the opposition citing Idaho Code or Bingham County Code (specifically)

Bingham County

Planning & Zoning Department
501 N Maple, room 223, Blackfoot, Idaho 83221
Phone: (208) 782-3178 | Fax: (208) 782-3868
Email: ajackman@co.bingham.id.us

File No. 22-063

Date: 9/27/2022



APPLICATION FOR SUBDIVISION PLAT

Applicant: Rod Hendricks Phone: 208-684-3788
Address: 480 W 300 N City/Zip: Blackfoot, 83221
Location: 480 W 300 N Email: rod@independentdrilling.com
(project location for application)
Property
Owner(s): Rodney Hendricks and Robin J. Hendricks

Location & Legal Description

2 S. 35 E. 17
Township Range Section

Zoning: RA - Residential/Agriculture

Acreage: 4.5

Parcel No. 596840

Submit:

- Completed Application
- Recorded Deed to Property
- Detailed Site Plan
- Narrative - write a detailed narrative addressing the following on a separate sheet of paper:
 - Identify the existing use of the property
 - Reason for Conditional Use Permit Request
 - Evaluating effects of proposed Conditional Use on adjoining property that may include, but is not limited to, such elements as noise, odor, fumes and vibration
 - General compatibility with other properties and uses in the area
 - Evaluating effects of proposed Conditional Use on public facilities/utilities
- Subdivision Guarantee Policy from Title Company
- Soils Report, Depth to Water/Drainage/Permeability, & Flood Plain Designation (If Applicable)
- Three (3) soft copies of proposed Subdivision Plat on 24" x 36" and one (1) on 11" x 17"
- application fee paid

Application Fees:

Application Fee	275
Deposit for Mailing & Publication	75
Total=	450

Exhibit
A-1


Subdivision Plat Review: the information/data listed below must appear on the Preliminary Plat as per Idaho Code §50-1304 and shall be certified prior to submittal to the Board.

<p>NAMES/ADDRESSES</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Subdivision Name <input checked="" type="checkbox"/> Owner(s) Name, Address & Phone <input checked="" type="checkbox"/> Developer Name, Address & Phone <input checked="" type="checkbox"/> Adjacent Property Owner/Development Names <p>LOCATION MAP</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Vicinity Map Showing Relation to One (1) Mile Radius <input checked="" type="checkbox"/> Legal Description/Proof of Ownership <input checked="" type="checkbox"/> Public Land Corners or Other Acceptable Monuments <input checked="" type="checkbox"/> North Point <input checked="" type="checkbox"/> Scale (Minimum 1" = 400') <p>TOPOGRAPHY</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Contours <input checked="" type="checkbox"/> Countour Intervals Noted (Minimum 5' Intervals) <p>GEOLOGY</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flood Plain Designation, If Applicable <input checked="" type="checkbox"/> Attach Depth to Water/Drainage/Permeability <input checked="" type="checkbox"/> Attach Soil Types & Depth 	<p>MISCELLANEOUS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Zone Classification(s) <input checked="" type="checkbox"/> Highways and/or Current Streets <input type="checkbox"/> Right-of-Ways, Easements & Widths <input checked="" type="checkbox"/> Road Cross Sections <p>PROPOSED</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Subdivision Acreage <input checked="" type="checkbox"/> Number of Lots <input checked="" type="checkbox"/> Average Lot Size (Acreage) <input type="checkbox"/> Utility/Easement Locations & Widths <input checked="" type="checkbox"/> Type of Water/Septic System <input checked="" type="checkbox"/> Approval from the Health Dept <input checked="" type="checkbox"/> Open Areas <input checked="" type="checkbox"/> Parking <input checked="" type="checkbox"/> Street Names (Numerical Designation Required) <input checked="" type="checkbox"/> Proposed Phasing Schedule <p>ENGINEERING DATA</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Name, Address & Phone <input checked="" type="checkbox"/> Date Drawn
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Appointment of Designated Agent

I, we the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my, our representative for all transactions regarding this Application between myself/ourselves, as owner(s), and Bingham County:

Designated Agent: HLE Inc

Property Owner Signature:  Date: _____
Rodney J. Hendricks (Sep 29, 2022 21:37 MDT)

Property Owner Signature: _____ Date: _____

DECLARATION: By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Board. I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

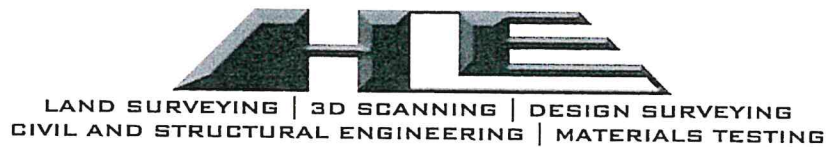
Applicant(s):


Rodney J. Hendricks (Sep 29, 2022 21:37 MDT)
 Signature

_____ Date

 Signature

_____ Date



ROD HENDRICKS SUBDIVISION NARRATIVE

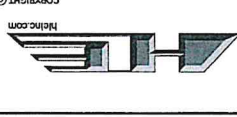
This proposed 4 lot subdivision is on a 4.5 acre parcel located about 2 miles North and West of the Groveland Townsite, at 480 West 300 North. The Bingham County Comprehensive Plan shows this area as (RA) Residential/Agriculture and it is currently zoned (RA). It is currently, a single family residence with over 3 acres of undeveloped land in the front. The site is surrounded by single family residential parcels and irrigated farm fields. Proposed Lot sizes are (3) 1 acre Lots and (1) 1.3 acre Lot. Subdividing this undeveloped portion of the parcel would conform with the existing surrounding land uses as well as the Bingham County Comprehensive Plan.

The Angel Trejo Subdivision is .1 miles to the Southwest, Syringa Acres is about .1 miles Southeast, Skyline Estates Subdivision 0.4 miles to the Northeast and Cottonwood acres is about 0.2 miles East.

ALL of the Lots would access existing County Road North 400 West, through a single shared 50' Private Access easement, along the East side to the property. Each individual Lot will have its own Culinary Well and Septic System and Drain Field. Lots will have irrigation water rights and be assessed by the Aberdeen Springfield Canal Company, through a Home Owners Association. Delivery will be through a pressurized irrigation system.

RECEIVED
SEP 30 2021
PLANNING DEPARTMENT
CIVIL & STRUCTURAL ENGINEERING

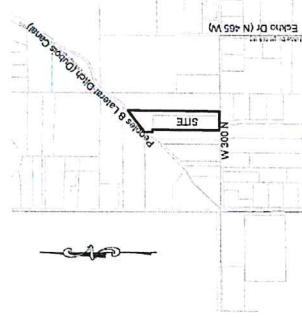
CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402 (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)795-2977
BLACKFOOT, IDAHO
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DATE	2/27/2023
BY	KL
PROJECT	ROD HENDRICKS SUBDIVISION
DESCRIPTION	PRELIMINARY PLAT
SCALE	1" = 100'
DATE	2/27/2023
BY	KL
PROJECT	ROD HENDRICKS SUBDIVISION
DESCRIPTION	PRELIMINARY PLAT
SCALE	1" = 100'

PRELIMINARY PLAT
ROD HENDRICKS SUBDIVISION
SEC. 17, T. 2 S., R. 35 E. B.M.
BINGHAM COUNTY, IDAHO

SHEET NO. 1
OF 2 SHEETS



VICINITY MAP

ROD HENDRICKS SUBDIVISION
PART OF THE SW 1/4 OF THE SW 1/4
SECTION 17, T. 2 S., R. 35 E. B.M.
BINGHAM COUNTY, IDAHO

- SANITARY SEWER**
EACH LOT TO HAVE AN INDIVIDUAL SEPTIC SYSTEM AND DRAIN FIELD.
- STORM WATER RETENTION**
ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT.
- CULINARY WATER**
EACH LOT TO HAVE INDIVIDUAL WELLS.
- ZONING**
(R4) RESIDENTIAL AGRICULTURE
- INTENDED USE**
RESIDENTIAL
- FLOOD PLAIN**
PROPERTY IS IN A ZONE C (AREA OF MINIMAL FLOODING) PER FEMA FLOOD INSURANCE RATE MAP 170001998S EFFECTIVE DATE 10/02/1998
- NEAREST COMMUNITY WATER/SEWER**
GROVELAND WATER AND SEWER DISTRICT HAVE SANITARY AND WATER LINES LOCATED APPROXIMATELY 1/4 MILE EAST ON GROVELAND RD.
- IRRIGATION WATER**
LOTS WILL HAVE IRRIGATION WATER LINES ASSESSED BY THE DRAINAGE CANAL COMPANY. DELIVERY WILL BE THROUGH A PRESSURIZED IRRIGATION SYSTEM.

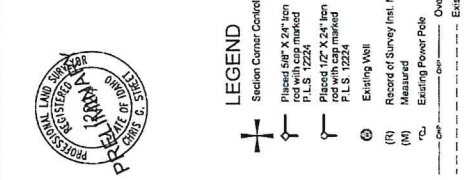
OWNER/ DEVELOPER
OWNERS: RODNEY HENDRICKS AND ROBIN J. HENDRICKS
ADDRESS: 4800 W 300 N
PHONE #

ENGINEER/ SURVEYOR
HLE INCORPORATED
800 W. JUDICIAL ST.
BLACKFOOT, ID 83201
LUKE J. OLLEY - ENGINEER
JOSE T. HAVA - SURVEYOR

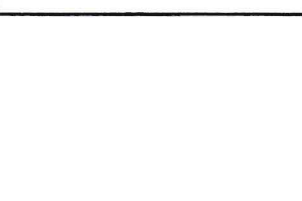
NOTES:
NO STRUCTURES OR LANDSCAPING IN COUNTRY ROAD RIGHT-OF-WAY.
50' EASEMENT ALONG THE EASTERLY BOUNDARY OF SAID LOTS IS FOR PRIVATE ACCESS AND FOR PUBLIC UTILITIES.

Line #	Length	Direction
L1	21.51'	S89°30'10"E
L2	20.00'	S0°29'42"W
L3	21.51'	S89°30'10"E
L4	6.00'	S0°29'42"W
L5	50.00'	S89°30'10"E

Curve #	Length	Radius	Delta	Chord	Bearing
C1	43.88'	28.00'	90°00'00"	35.60'	N45°29'42"E
C2	43.88'	28.00'	90°00'00"	35.60'	N44°30'18"W

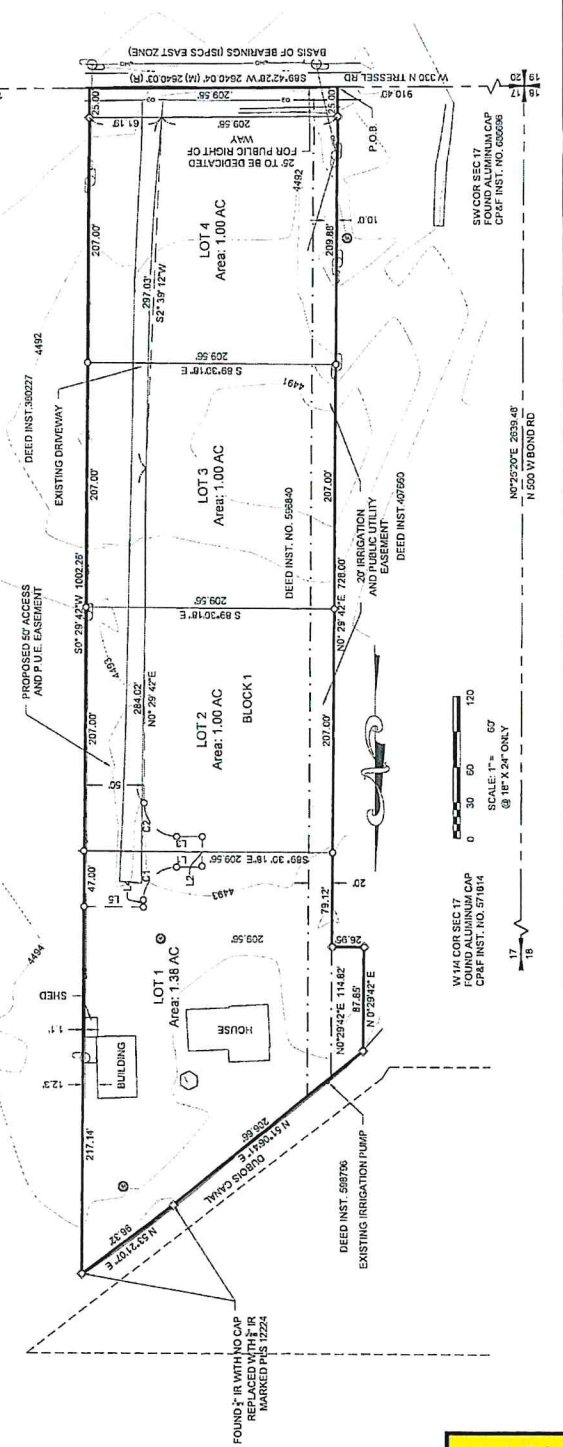


Overhead Power Line
Existing Power Pole
Existing Fence Line
Existing Side Line
Edge of Road
Irrigation Easement



ROD HENDRICKS SUBDIVISION
PART OF THE SW 1/4 OF THE SW 1/4
SECTION 17, T. 2 S., R. 35 E. B.M.
BINGHAM COUNTY, IDAHO

- SANITARY SEWER**
EACH LOT TO HAVE AN INDIVIDUAL SEPTIC SYSTEM AND DRAIN FIELD.
- STORM WATER RETENTION**
ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT.
- CULINARY WATER**
EACH LOT TO HAVE INDIVIDUAL WELLS.
- ZONING**
(R4) RESIDENTIAL AGRICULTURE
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- IRRIGATION WATER**
LOTS WILL HAVE IRRIGATION WATER LINES ASSESSED BY THE DRAINAGE CANAL COMPANY. DELIVERY WILL BE THROUGH A PRESSURIZED IRRIGATION SYSTEM.



OWNER/ DEVELOPER
OWNERS: RODNEY HENDRICKS AND ROBIN J. HENDRICKS
ADDRESS: 4800 W 300 N
PHONE #

ENGINEER/ SURVEYOR
HLE INCORPORATED
800 W. JUDICIAL ST.
BLACKFOOT, ID 83201
LUKE J. OLLEY - ENGINEER
JOSE T. HAVA - SURVEYOR

NOTES:
NO STRUCTURES OR LANDSCAPING IN COUNTRY ROAD RIGHT-OF-WAY.
50' EASEMENT ALONG THE EASTERLY BOUNDARY OF SAID LOTS IS FOR PRIVATE ACCESS AND FOR PUBLIC UTILITIES.

Line #	Length	Direction
L1	21.51'	S89°30'10"E
L2	20.00'	S0°29'42"W
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L4	6.00'	S0°29'42"W
L5	50.00'	S89°30'10"E

Curve #	Length	Radius	Delta	Chord	Bearing
C1	43.88'	28.00'	90°00'00"	35.60'	N45°29'42"E
C2	43.88'	28.00'	90°00'00"	35.60'	N44°30'18"W

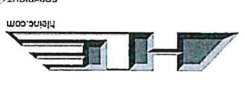
Overhead Power Line
Existing Power Pole
Existing Fence Line
Existing Side Line
Edge of Road
Irrigation Easement

FOUND: IR WITH NO CAP REPLACED WITH IR MARKED PLUS 1224

Exhibit
A-3

RECEIVED
 SEP 30 2022
 PLANNING & ZONING
 ADMINISTRATION

CIVIL & STRUCTURAL ENGINEERING
 MATERIALS TESTING & LAND SURVEYING
 101 S. Park Avenue, Idaho Falls, ID 83402, (208) 765-2421
 800 W. Judicial Street, Blackfoot, ID 83221, (208) 765-2377



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 HENRICKS ENGINEERING, INC.

DATE	DESCRIPTION	BY

SEC. 17, T. 2 S., R. 35 E.B.M.
 ROD HENDRICKS SUBDIVISION
 PRELIMINARY PLAT

2 OF 2 SHEETS

RECORDER'S CERTIFICATE

SURVEYORS NARRATIVE
 The purpose of this survey is to subdivide a parcel of land as shown on Deed Inst. No. 59840 to create four buildable lots.
 The exterior boundary was established from Deed information and found monuments along the North line.
 The base of bearings for this survey is N 89°42'28" E from the SW corner of Section 17 to the S 1/4 corner of Section 17.
 Idaho State Plane Coordinates East Zone (1101).

SURVEY REFERENCES
 Deed Inst. No. 380227, 407860, 598796, 598640
 ROS Inst. No. 086706
 CP&F Inst. No. 522157, 571814, 666696

SURVEYOR'S CERTIFICATE
 I, Chris G. Street, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under the provisions of the laws of Idaho in the accompanying plat and that the survey was made in accordance with the provisions of the laws of Idaho. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provision of the statutes of the State of Idaho have been complied with.

Chris G. Street License No. 12224 Date _____

ROD HENDRICKS SUBDIVISION
 PART OF THE SW 1/4 OF THE SW 1/4
 SECTION 17, T. 2 S., R. 35 E.B.M.
 BINGHAM COUNTY, IDAHO

ZONING APPROVAL
 The accompanying subdivision plat was reviewed and approved by the planning and zoning commission of the County of Bingham, Idaho, this _____ day of _____, 2022.

 Zoning Administrator

COUNTY APPROVAL
 This plat was duly accepted and approved by the Board of Commissioners for Bingham County, Idaho resolution adopted this _____ day of _____, 2022.

 Chairman County Commissioners

COUNTY SURVEYOR'S APPROVAL
 I certify that I have examined this plat and find that it complies with Section 50-1305 of the Idaho Code.

 Professional Land Surveyor
 Idaho License No. 16256

 Date

TREASURERS CERTIFICATE

I, the undersigned County Treasurer in and for the County of BINGHAM, State of Idaho, per the requirements of Idaho Code 50-1306, do hereby certify that all county property taxes due for the property included in this project are current as of:

 County Treasurer

 Date

CERTIFICATE OF APPROVAL
 Sanitary Restrictions as required by Idaho Code Title 50, Chapter 13, Section 50-1305, do not apply to this plat, and no reimposed in accordance with Section 50-1305, Idaho Code, by the issuance of a certificate of disapproval.

 Health District Signature

 Date

ACKNOWLEDGMENT
 STATE OF IDAHO _____ }
 COUNTY OF _____ }
 On this _____ day of _____, 2022, before me a Notary Public, in and for said State, personally appeared Rodney Hendricks and Robin Hendricks, known to me to be the persons whose names are subscribed to the Dedication and acknowledged to me that they signed said dedication freely and voluntarily for the purposes therein mentioned.

 Notary Public

 Residing in _____
 My commission expires: _____

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the land described as:
 Part of the SW 1/4 of the SW 1/4 of Section 17, Township 2 South, Range 35 East B.M., Bingham County, Idaho described as:
 Commencing at the SW corner of said Section 17; Thence along the south line of said Section N 89° 42' 28" E 910.40 feet to the Point of Beginning; Thence N 00° 29' 42" E 728.00 feet; Thence N 89° 30' 16" W 28.95 feet; Thence, N 00° 29' 42" E 728.00 feet; Thence N 89° 42' 28" E 910.40 feet; Thence S 00° 29' 42" E 728.00 feet; Thence N 53° 21' 07" E 56.32 feet; Thence, S 00° 29' 42" W 1002.26 feet; Thence S 80° 42' 28" W 209.57 feet to the Point of Beginning.
 Parcel Contains 4.50 Acres

Have caused the same to be subdivided into lots and a block and do hereby warrant and save the county of Bingham harmless from any existing easements or encumbrances. It is the intention of the owner to include all of the land described in the boundary description in this plat. The location and character of the easements shown on the accompanying map of the property and do hereby dedicate to the public, right-of-ways shown thereon. The easements shown, are not, dedicated to the public, but the right to use said easements is hereby perpetually reserved to the public for public utilities, roadway slopes and drainage or for any other use designated on the plat and no structures other than those for the use of the easements shown on the plat shall be erected on the lots. The individual lots described in this plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells. In compliance with the disclosure requirements of Idaho code 31-3805(2), lots will have irrigation water rights assessed by the Danskin Canal Authority. Assessment will be through a Irrigation Owners Association and irrigation water delivery will be through a pressurized irrigation system.
 In witness whereof I as the owner do hereunto set my hand.

Rodney Hendricks

 Robin Hendricks

Chris G. Street License No. 12224 Date _____



FOR: Rod Hendrickson
JOB No. 22-063
DATE: September 28, 2022
BY: CGS

Part of the SW 1/4 of the SW 1/4 of Section 17, Township 2 South, Range 35 East B.M., Bingham County, Idaho described as:

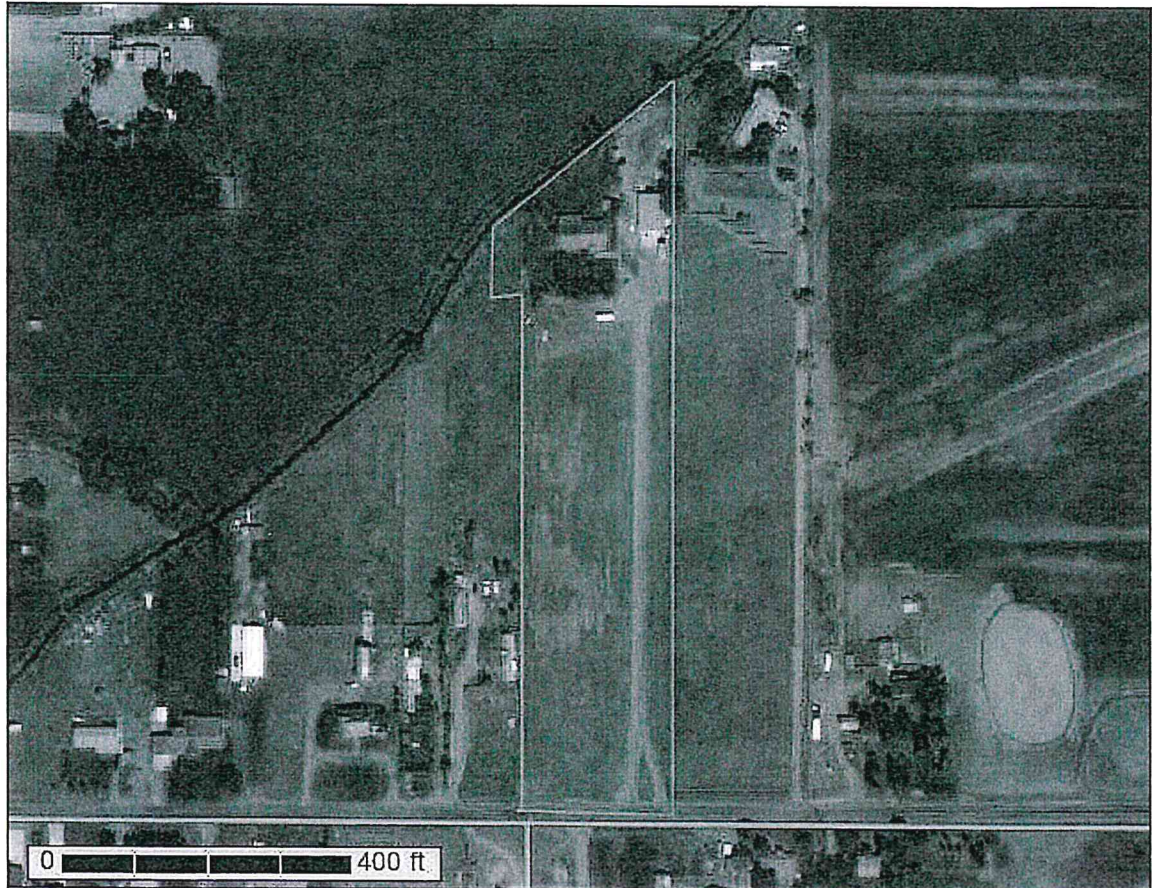
Commencing at the SW corner of said Section 17; Thence along the south line of said Section N 89° 42' 28" E 910.40 feet to the Point of Beginning; Thence N 00° 29' 42" E 728.00 feet; Thence, N 89° 30' 18" W 26.95 feet; Thence, N 00° 29' 42" E 87.85 feet to the south bank of the Dubois Canal; Thence along said bank the following two (2) courses, (1) N 51° 06' 41" E 206.66 feet; (2) Thence, N 53° 21' 07" E 96.32 feet; Thence, S 00° 29' 42" W 1002.26 feet; Thence S 89° 42' 28" W 209.57 feet to the Point of Beginning.

Parcel Contains 4.50 Acres



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Bingham Area, Idaho



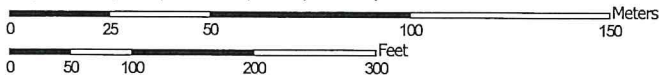
May 19, 2022

Exhibit
A-5

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,810 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Streams and Canals
	Borrow Pit		Water Features
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bingham Area, Idaho
 Survey Area Data: Version 18, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 29, 2014—Nov 7, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PaA	Packham gravelly loam, 0 to 2 percent slopes	3.7	80.3%
PaB	Packham gravelly loam, 2 to 4 percent slopes	0.9	19.7%
Totals for Area of Interest		4.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Bingham Area, Idaho

PaA—Packham gravelly loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2p6p
Elevation: 4,200 to 5,400 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 80 to 125 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Packham and similar soils: 95 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Packham

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

Ap - 0 to 6 inches: gravelly loam
Bw - 6 to 24 inches: very gravelly loam
2Bk - 24 to 60 inches: very gravelly coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XB032ID - GRAVELLY LOAM 7-10 ARNO4/ACHY-HECOC8
Hydric soil rating: No

PaB—Packham gravelly loam, 2 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2p6q
Elevation: 4,200 to 5,400 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 80 to 125 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Packham and similar soils: 95 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Packham

Setting

Landform: Terraces, channels
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

Ap - 0 to 6 inches: gravelly loam
Bw - 6 to 24 inches: very gravelly loam
2Bk - 24 to 60 inches: very gravelly coarse sand

Properties and qualities

Slope: 2 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XB032ID - GRAVELLY LOAM 7-10 ARNO4/ACHY-HECOC8
Hydric soil rating: No

GUARANTEE

Issued by

First American Title Company
168 West Pacific Street/PO Box 868, Blackfoot, ID 83221
Title Officer: Michelle Reay
Phone: (208)785-0320
FAX: (208)785-6276



First American Title™

Form 5010500 (7-1-14)

Guarantee Number: 501055-

Guarantee Face Page

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY



First American Title™

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document



First American Title

Guarantee

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
5010500-1047476-B

Subdivision or Proposed Subdivision: Hendricks Subdivision

Order No.: 1047476-B

Reference No.:

Fee: \$200.00

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY, AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, FIRST AMERICAN TITLE INSURANCE COMPANY, A CORPORATION HEREIN CALLED THE COMPANY GUARANTEES:

Bingham County Planning and Zoning

FOR THE PURPOSES OF AIDING ITS COMPLIANCE WITH BINGHAM COUNTY SUBDIVISION REGULATIONS,

in a sum not exceeding \$200.00.

THAT according to those public records which, under the recording laws of the State of Idaho, impart constructive notice of matters affecting the title to the lands described on the attached legal description:

TRACT A:

A portion of the SW¹/₄SW¹/₄ of Section 17, Township 2 South, Range 35 E.B.M., Bingham County, Idaho, described as: Beginning at a point that is N. 89°16'45" E., 1119.98 feet along the Section line and N. 00°03'59" E., 725.12 feet from the SW corner of said Section 17; and running thence N. 89°56'01" W., 236.51 feet; thence N. 00°03'59" E., 87.85 feet; thence N. 50°40'58" E., 206.66 feet; thence N. 52°55'24" E., 96.32 feet; thence S. 00°03'59" W., 277.13 feet to the point of beginning, EXCEPTING THEREFROM: A canal right-of-way along the NW boundary.

TRACT B:

A portion of the SW¹/₄SW¹/₄ of Section 17, Township 2 South, Range 35 E.B.M., Bingham County, Idaho, described as: Beginning at a point that is N. 89°16'45" E., 1069.98 feet along the Section line from the SW corner of said Section 17; thence N. 00°03'59" E., 725.81 feet; thence S. 89°56'01" E., 50.00 feet; thence S. 00°03'59" W., 725.12 feet; thence S. 89°16'45" W., 50.00 feet to the point of beginning.

TRACT C:

A portion of the SW¹/₄SW¹/₄ of Section 17, Township 2 South, Range 35 E.B.M., Bingham County, Idaho, described as: Beginning at a point that is N. 89°16'45" E., 910.40 feet along the Section line from the SW corner of said Section 17; and running thence N. 89°16'45" E., 159.63 feet along the Section line; thence N. 0°03'59" E., 725.81 feet; thence N. 89°56'01" W., 159.61 feet; thence S. 0°03'59" W., 728.00 feet to the point of beginning.

(A) Parties having record title interest in said lands whose signatures are necessary under the requirements of Bingham County Subdivision Regulations on the certificates consenting to the recordation of Plats and offering for dedication any streets, roads, avenues, and other easements offered for dedication by said Plat are:

Rodney J. Hendricks and Robin Hendricks, husband and wife

(B) Parties holding liens or encumbrances on the title to said lands are:

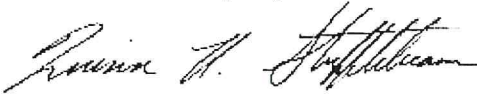
None

(C) Easements, claims of easements and restriction agreements of record are:

1. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.
2. Exceptions and reservations contained in Deed from the State of Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code.
3. Right-of-way or easement of W 300 N.
4. Right-of-way or easement of Dubois Canal.

Date of Guarantee: May 16, 2022 at 7:30 A.M.

First American Title Company



By:

Authorized Countersignature



Well Construction Search

[Search Tips](#)
[New Search](#)
[Contact Us](#)

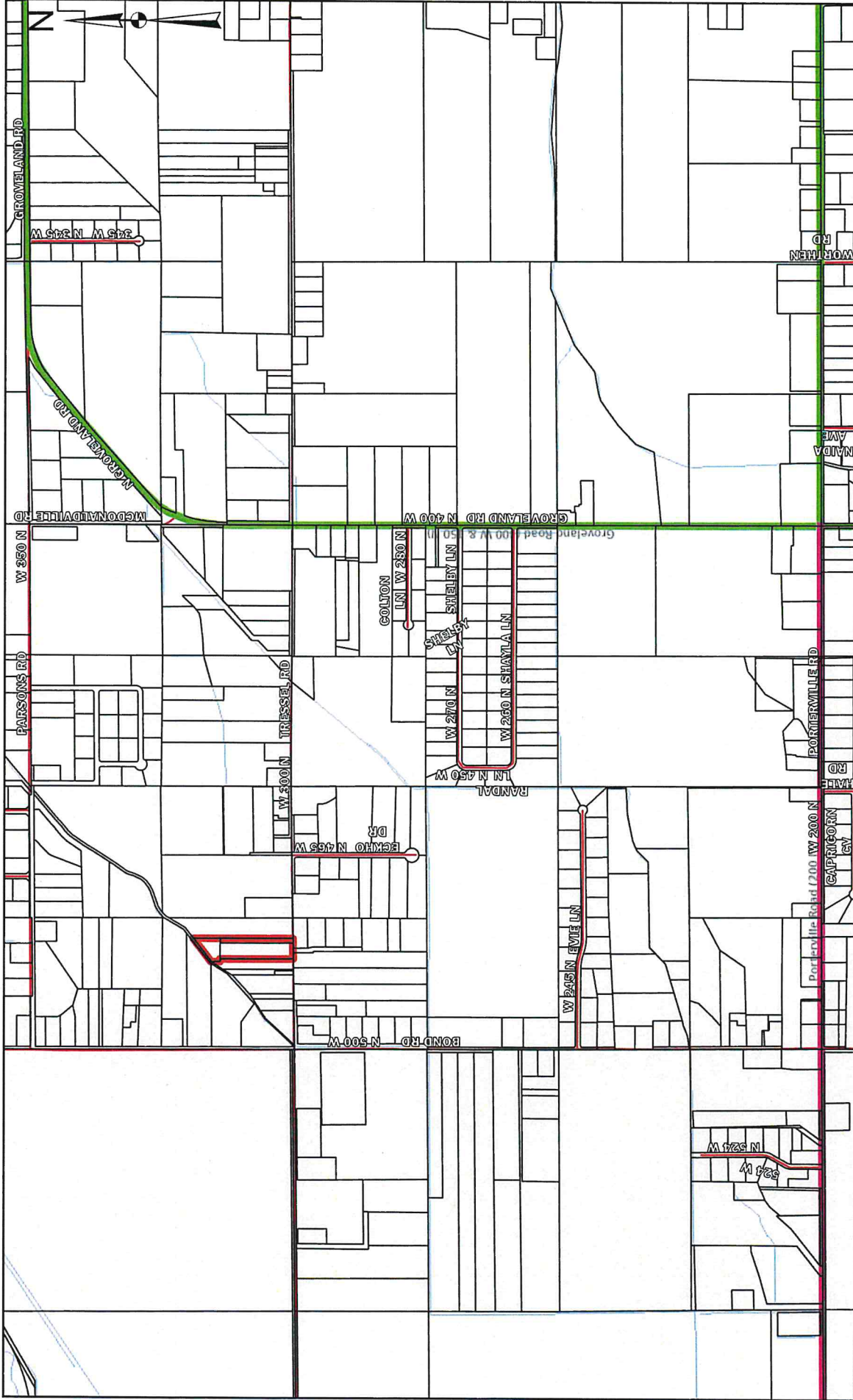
Click on column headers to sort displayed data...

Well Information Summary...25 well(s)

Doc	Contact	D-Tag	Const. Date	Total Depth	Address	Drilling Co.	Tract	Sub	Lot Bl:	Use	Cst. Dia.	Static GPM	Water Level
Well Log	HIGHLAND HOMES(Owner/Operator)		8/5/1977	87		DOUG CUSHMAN DRILLING CO	02S 35E 17 NWSW				6	30	42
Well Log	JCINTO ACEBEDO(Owner/Operator)		6/25/1992	105		JACK CUSHMAN DRILLING INC	02S 35E 17 SESW				6	35	65
Well Log	MARIA ALBA(Owner/Operator)	D0032405	3/30/2004	110	490 W 300 N	INDEPENDENT DRILLING	02S 35E 17 SWSW			Domestic-Single Residence	10	50	71
Well Log	DANIEL BAIR(Owner/Operator)	D0045643	3/16/2007	130	467 W 350 N	JACK CUSHMAN DRILLING INC	02S 35E 17 NESW			Domestic-Single Residence	6	10	75
Well Log	DANIEL BAIR(Owner/Operator)	D0051373	10/31/2008	130	453 E 350 N	JACK CUSHMAN DRILLING INC	02S 35E 17 NESW			Domestic-Single Residence	6	10	80
Well Log	CASE BAKER(Owner/Operator)	D0057574	4/23/2010	115	329 N 500 W	INDEPENDENT DRILLING	02S 35E 17 SWSW			Domestic-Single Residence	6	30	71
Well Log	JOHN BAKER(Owner/Operator)		4/28/1975	86		DOUG CUSHMAN DRILLING CO	02S 35E 17 NWSW				0	55	
Well Log	MIKE COBBLEY(Owner/Operator), DEE DEE COBBLEY(Owner/Operator)	D0014534	10/10/2000	100	485 W 350 N	INDEPENDENT DRILLING	02S 35E 17 NWSW			Domestic-Single Residence	6	50	65
Well Log	DAVE CREZEE(Owner/Operator)	D0074272	12/11/2017	140	470 W 300 N	TETON WATER WORKS LLC	02S 35E 17 SESW			Domestic-Single Residence	6	90	
Well Log	DAVID GERMAN(Owner/Operator)	D0032135	1/27/2004	140	486 W 300 N	INDEPENDENT DRILLING	02S 35E 17 SWSW			Domestic-Single Residence	6	30	72
Well Log	KARLA HARRISON(Owner/Operator)	D0065585	12/19/2014	120	3330 N 500 W	DANIEL DENNING DRILLING INC	02S 35E 17 NWSW			Domestic-Single Residence	6	70	
Well Log	RODNEY & ROBIN HENDRICKS(Owner/Operator)		3/18/1996	105	480 W TRESSEL RD (300 N)	INDEPENDENT DRILLING	02S 35E 17 SWSW				8	150	68
Well Log	HERBERT HOGUE(Owner/Operator)		5/14/1971	85		DOUG CUSHMAN DRILLING CO	02S 35E 17 SWSW				20	60	
Well Log	STEVE HOGUE(Owner/Operator)		8/1/1973	97		DOUG CUSHMAN DRILLING CO	02S 35E 17 NWSW				30	67	
Well Log	E MAE HOGUE-GETSINGER(Owner/Operator)	D0027294	7/1/2003	120	307 N 500 W	INDEPENDENT DRILLING	02S 35E 17 SWSW			Domestic-Single	8	45	65

<u>Well Log</u>	DON HYDE(Owner/Operator)	8/17/1977	99			02S 35E 17	SWSW		Residence	30	36
<u>Well Log</u>	MIKE V JENSEN(Owner/Operator)	8/28/2008	140	395 N 460 W		02S 35E 17	SESW	SKYVIEW ESTATES	Domestic- Single Residence	8	64
<u>Well Log</u>	WALTER JONES(Owner/Operator)	7/29/1975	88			02S 35E 17	NWSW			45	60
<u>Well Log</u>	GARY KISSNER(Owner/Operator)	4/15/1976	90			02S 35E 17	NESW			0	60
<u>Well Log</u>	DOUG LESSIG(Owner/Operator)	11/14/1996	130			02S 35E 17	NWSW			6	40 64
<u>Well Log</u>	KIMBERLY MARONEY(Owner/Operator)	11/23/2005	120	460 W 350 N		02S 35E 17	SESW	SKYVIEW	Domestic- Single Residence	8	65
<u>Well Log</u>	KAY MC ISSAAC(Owner/Operator)	7/15/1974	90			02S 35E 17	NWSW			20	55
<u>Well Log</u>	CINDY SCHROEDER(Owner/Operator)	8/15/1998	105	470 WEST 350 NORTH		02S 35E 17	SWSW			6	50 55
<u>Well Log</u>	ALLEN STEERS(Owner/Operator)	1/23/1978	100			02S 35E 17	SESW			30	60
<u>Well Log</u>	DENNIS WOODS(Owner/Operator)	10/12/1977	90			02S 35E 17	SWSW			0	65

ROD HENDRICKS SUBDIVISION - PARCEL MAP



LEGEND





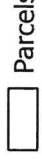
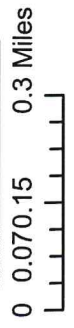
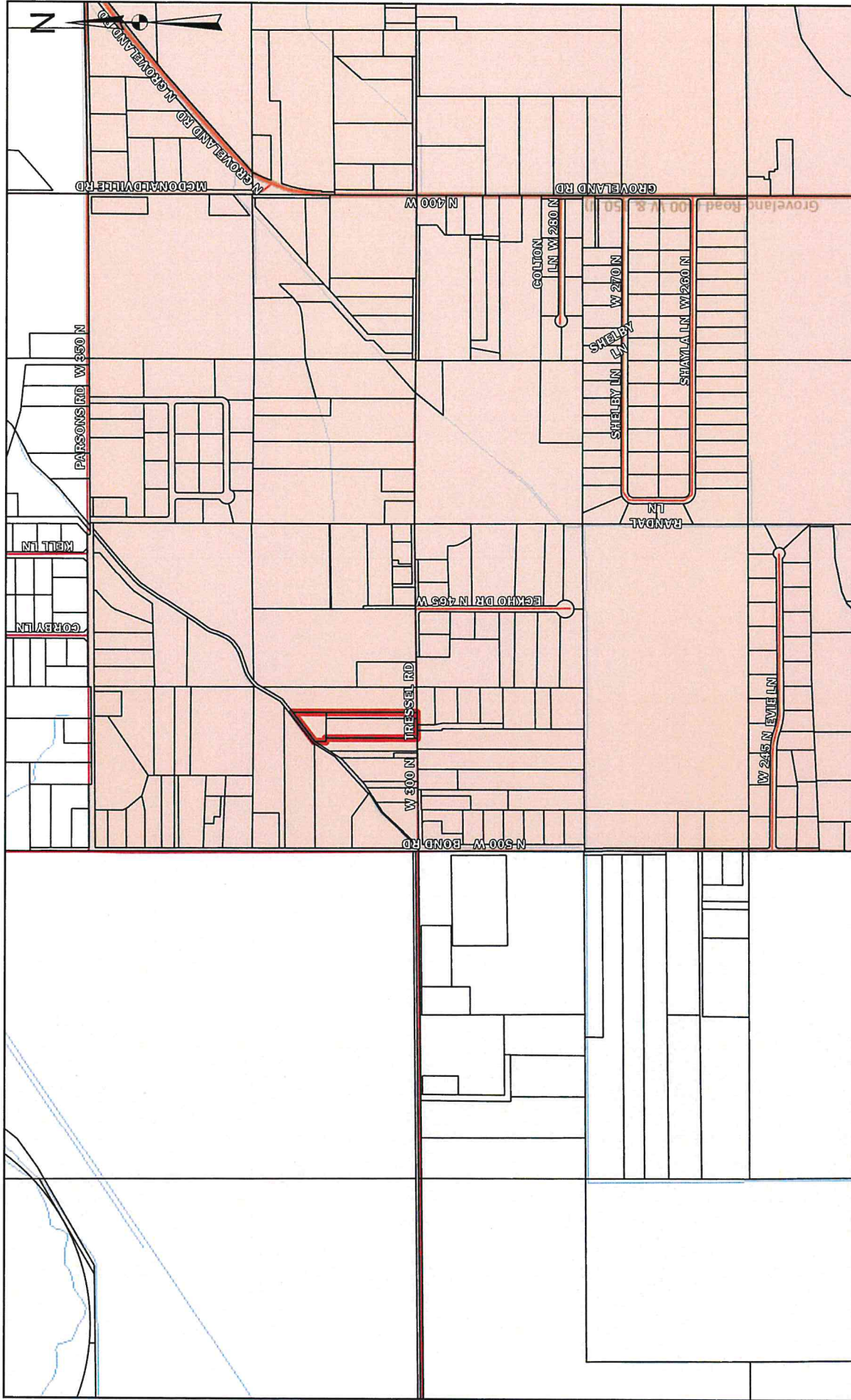
-  Hendricks Subdivision
-  Minor Arterial 80' ROW
-  Major Collector 70' ROW
-  Parcels
-  Roads

EXHIBIT S-2



ROD HENDRICKS SUBDIVISION - COMPREHENSIVE PLAN MAP



**EXHIBIT
S-4**

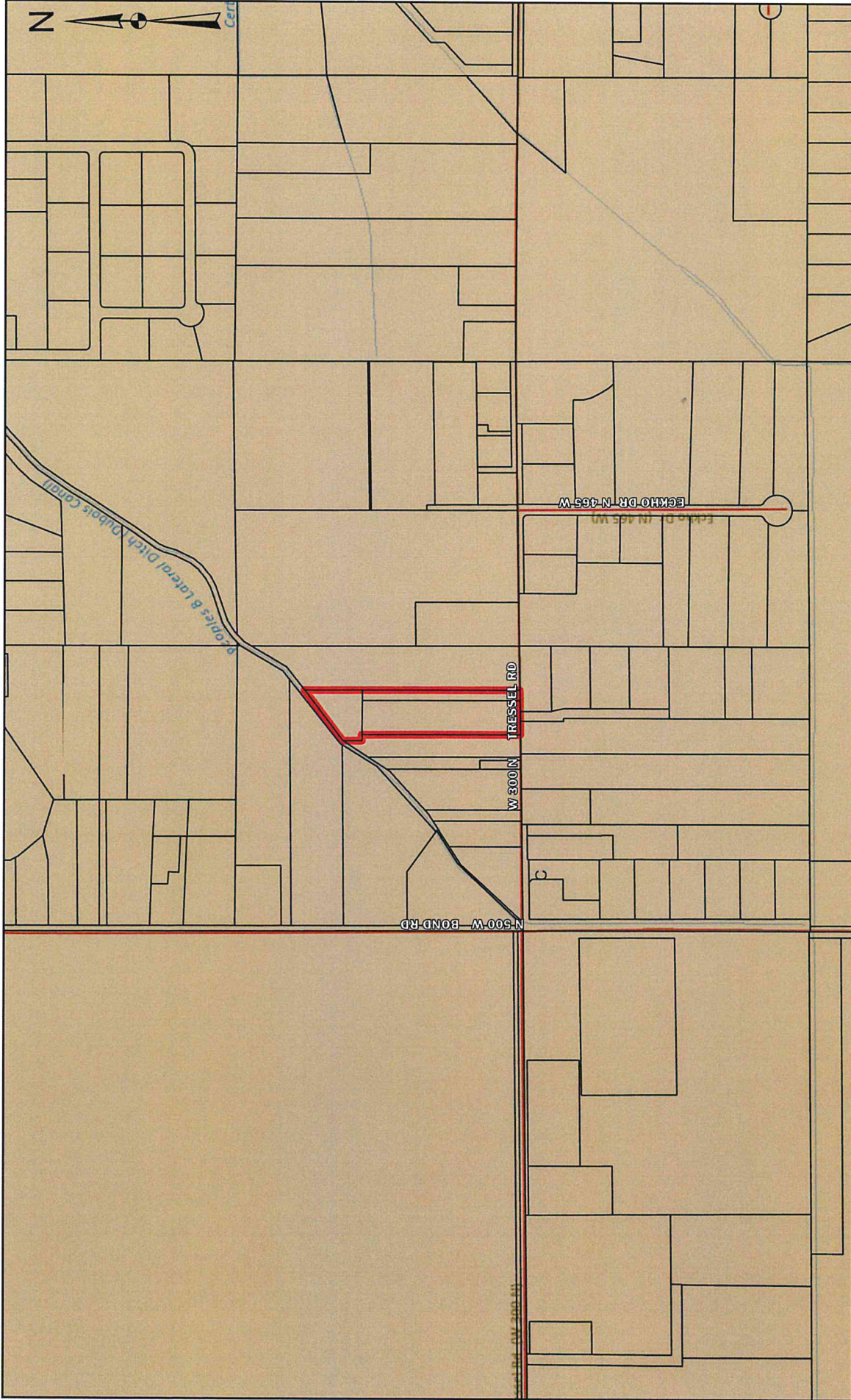


LEGEND

-  Hendricks Subdivision
-  Parcels
-  Roads
-  Industrial/Commercial
-  Multi_Use
-  Natural Resource Area/Agriculture
-  Residential/Residential Agriculture



ROD HENDRICKS SUBDIVISION - FLOOD PLAIN MAP



**EXHIBIT
S-5**

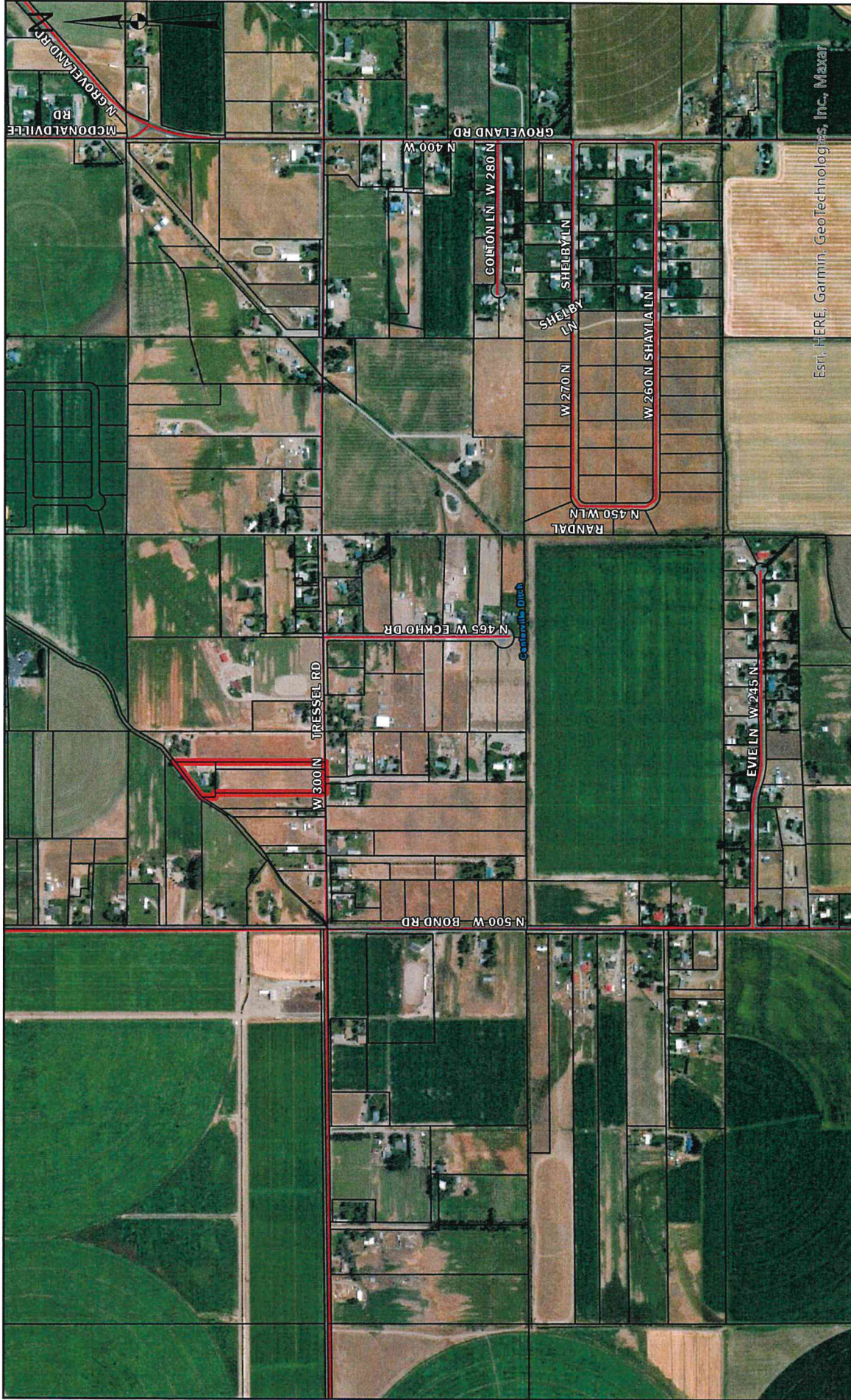


LEGEND

- Hendricks Subdivision
- A; AE; AH; AO - In
- Parcels
- Copies & Lateral Ditch / Dubois Canal
- X - Out
- Roads



ROD HENDRICKS SUBDIVISION - AERIAL MAP



Est. HERE, Garmin. GeoTechnology, Inc., Maxar



LEGEND



-  Hendricks Subdivision
-  Parcels
-  Roads

EXHIBIT S-6



ROD HENDRICKS SUBDIVISION - SUBDIVISION MAP

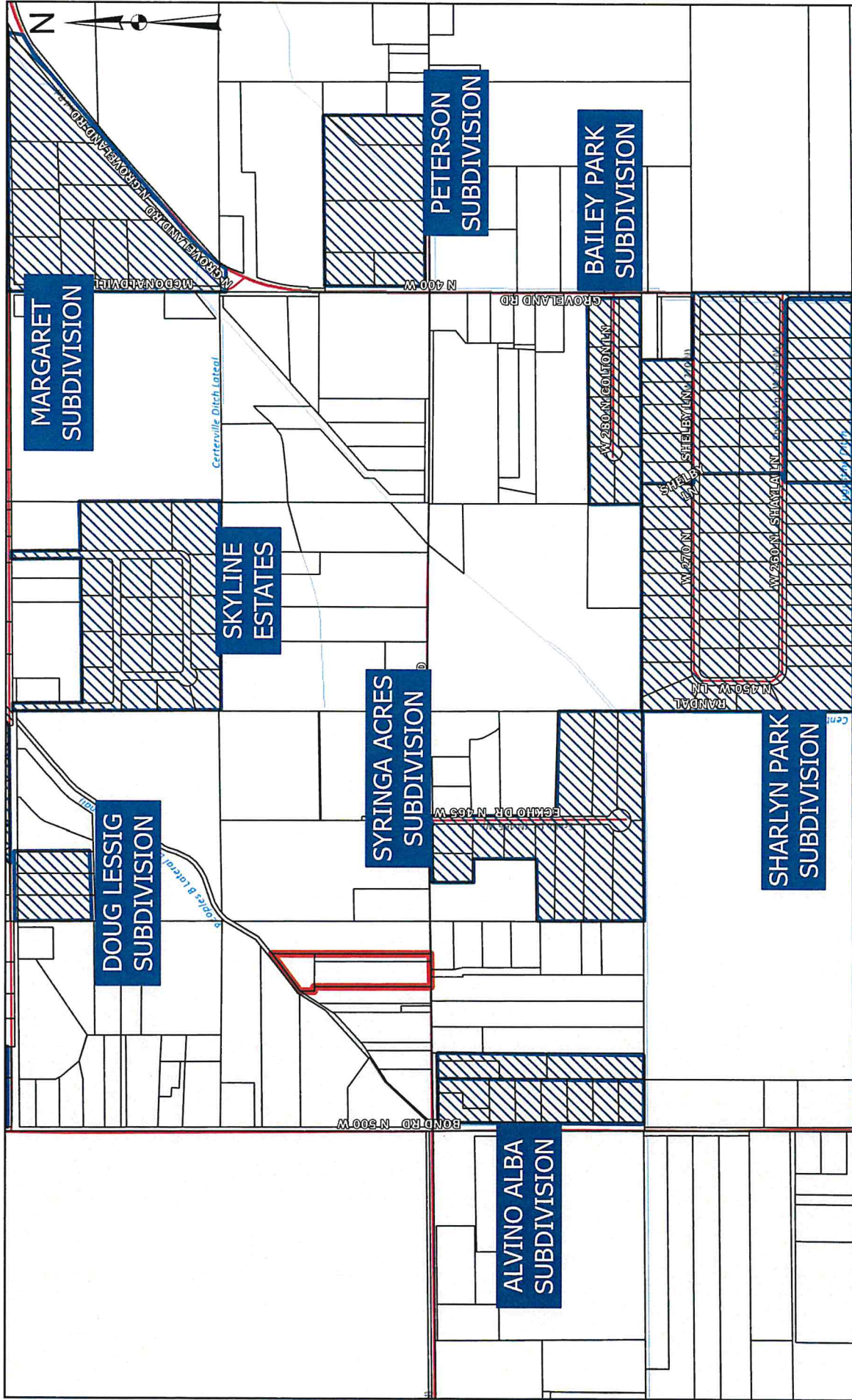


EXHIBIT S-7

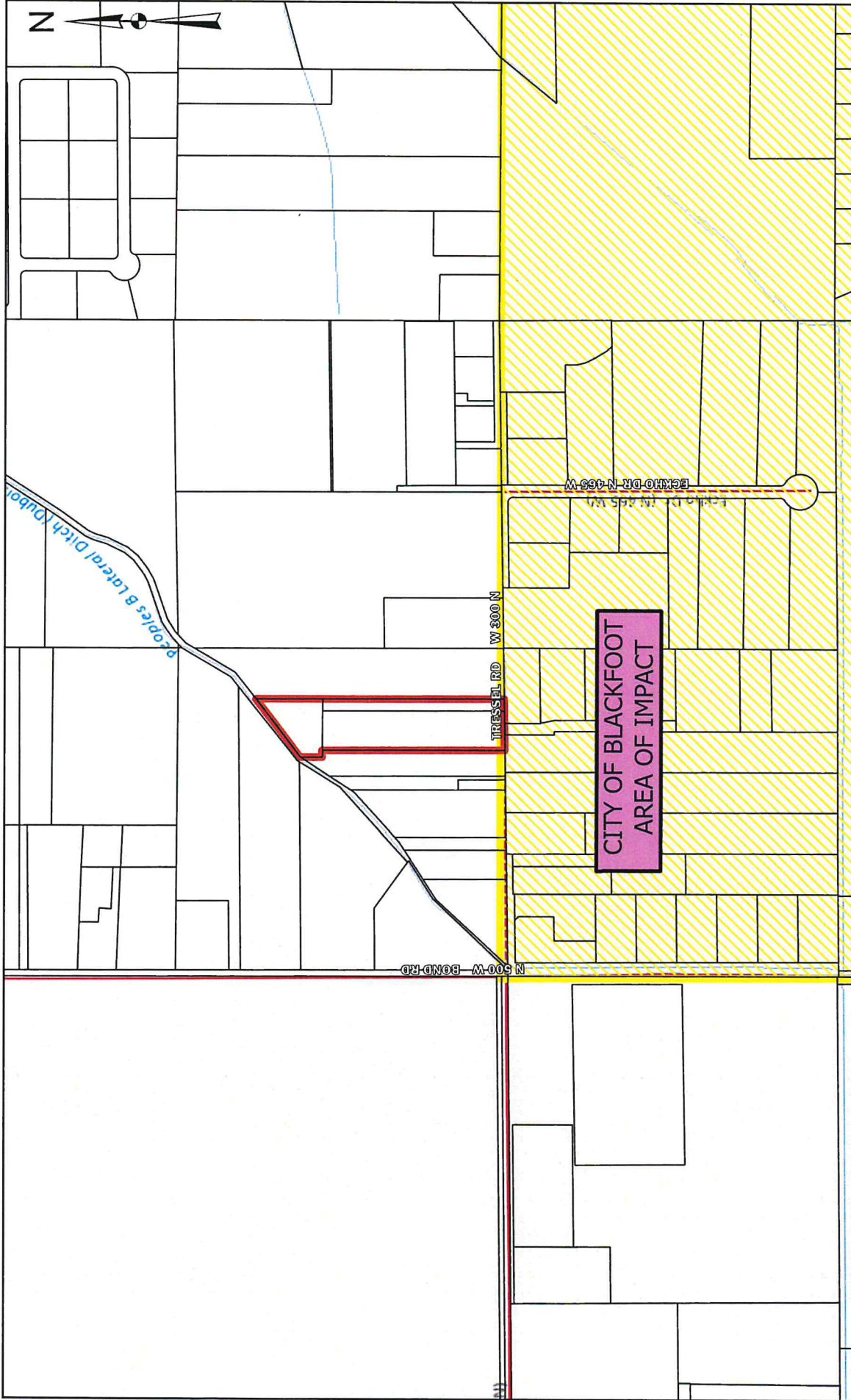


LEGEND

-  Hendricks Subdivision
-  Parcels
-  Roads
-  Subdivisions



ROD HENDRICKS SUBDIVISION - AREA OF IMPACT MAP



**EXHIBIT
S-8**

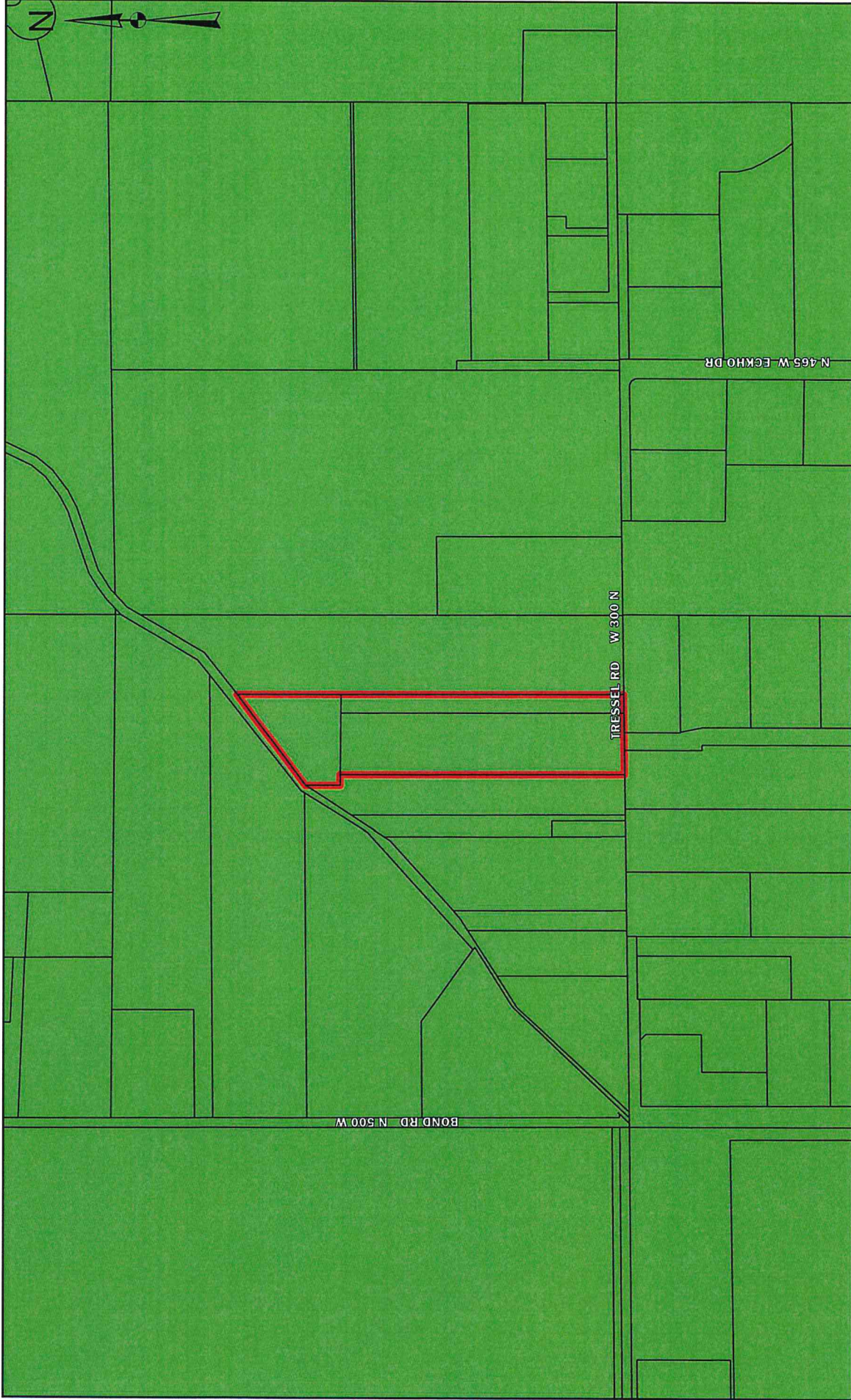


LEGEND

-  Hendricks Subdivision
-  Parcels
-  Roads
-  Impact Area



ROD HENDRICKS SUBDIVISION - SCHOOL DISTRICT MAP



**EXHIBIT
S-9**

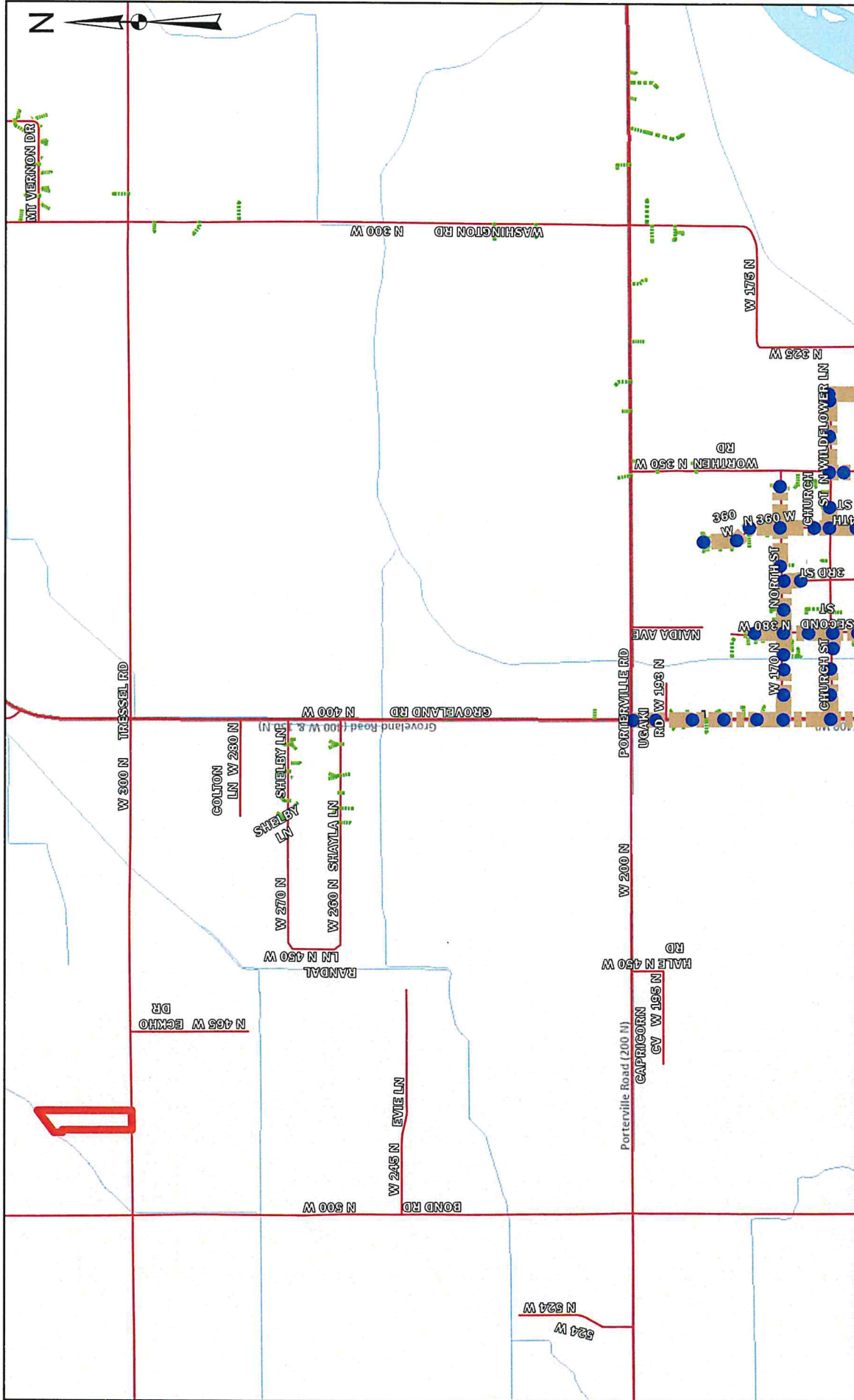


LEGEND

- Hendricks Subdivision
- Parcels
- Roads
- Blackfoot School District



ROD HENDRICKS SUBDIVISION - UTILITIES MAP



LEGEND







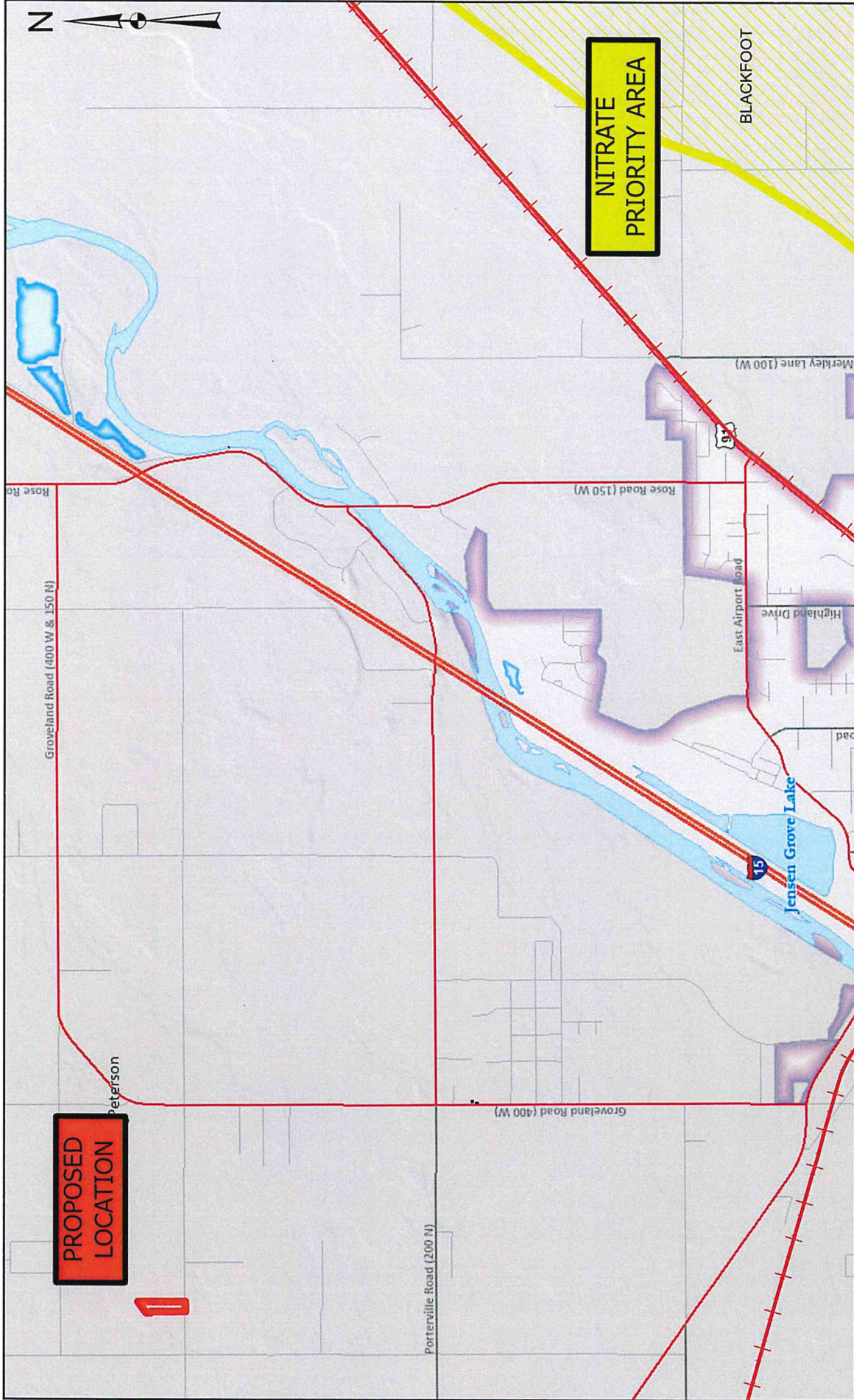
-  Hendricks Subdivision
-  Sanitary Sewer Manholes
-  Sanitary Sewer Lines
-  Gas Service Line
-  Parcels
-  Roads

EXHIBIT S-10



ROD HENDRICKS SUBDIVISION - NITRATE PRIORITY AREA MAP



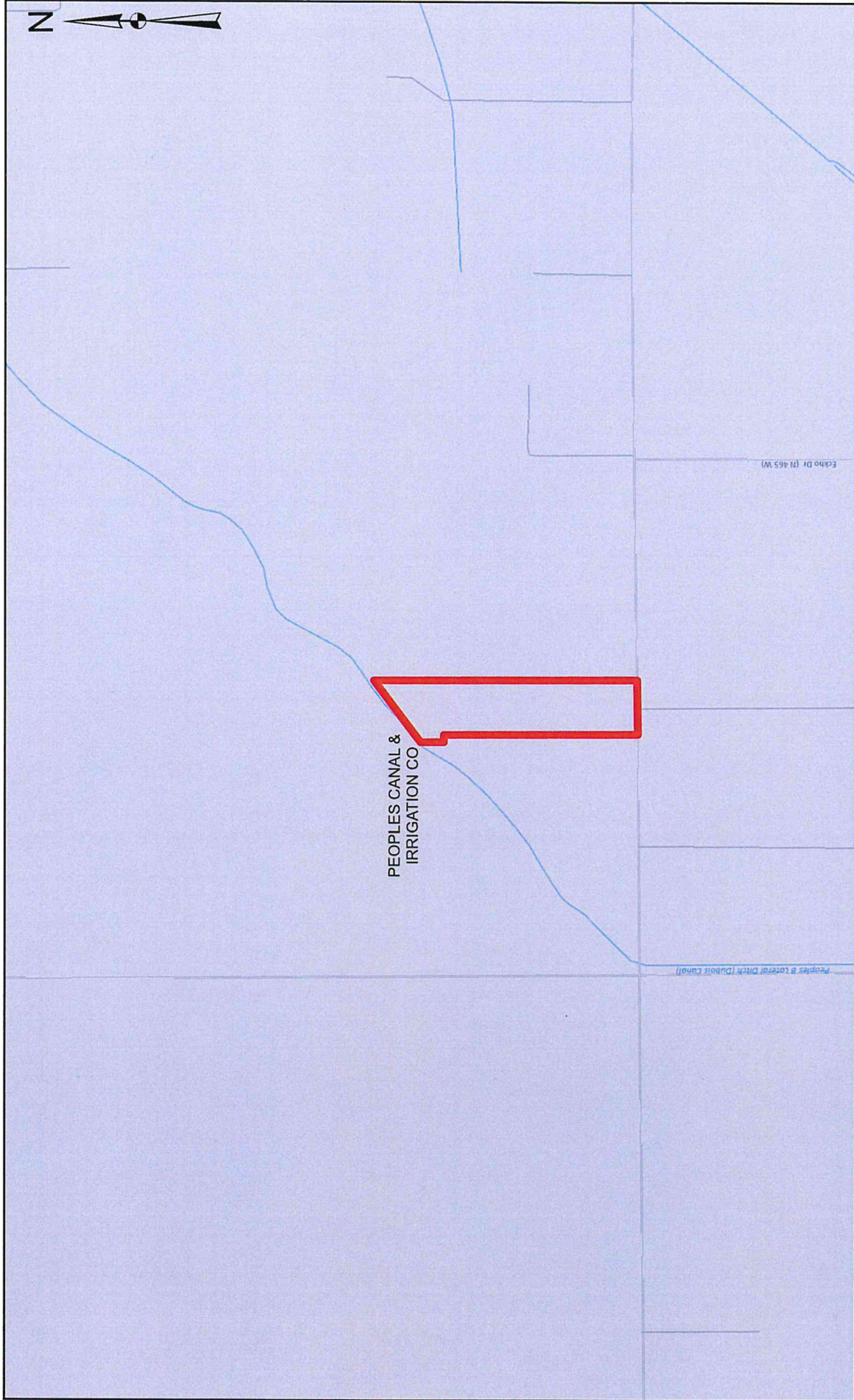
LEGEND

-  Hendricks Subdivision
-  Parcels
-  Roads
-  Nitrate_Priority_Areas

EXHIBIT S-11




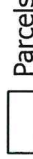

ROD HENDRICKS SUBDIVISION - IRRIGATION PROVIDER MAP



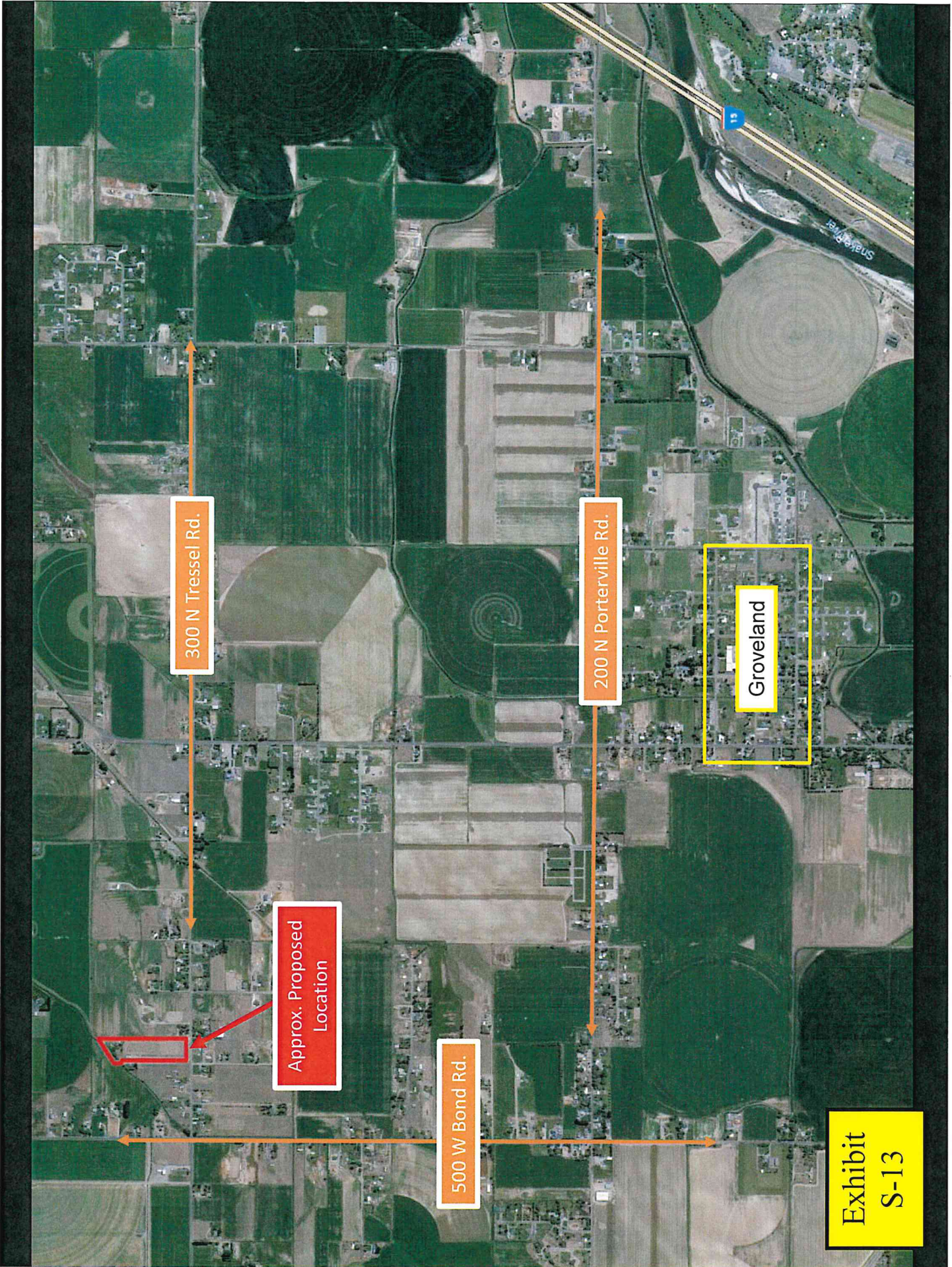
**EXHIBIT
S-12**



LEGEND

-  Hendricks Subdivision
-  Parcels
-  Roads





Approx. Proposed Location

300 N Tressel Rd.

200 N Porterville Rd.

500 W Bond Rd.

Groveland

Exhibit S-13


BINGHAM COUNTY
PLANNING & DEVELOPMENT SERVICES

NOTICE OF POSTING

I hereby certify that on October 24, 2022, I personally posted the Bingham County, Planning & Development Department Notice for File No. 3152 at the following location(s):

Approx. Location: 480 W 300 N, Blackfoot, ID 83221, Parcels No. RP0302002, RP0302010 and RP0302012, Township 2S, Range 35 E, Section 17, consisting of approx. 4.50 acres

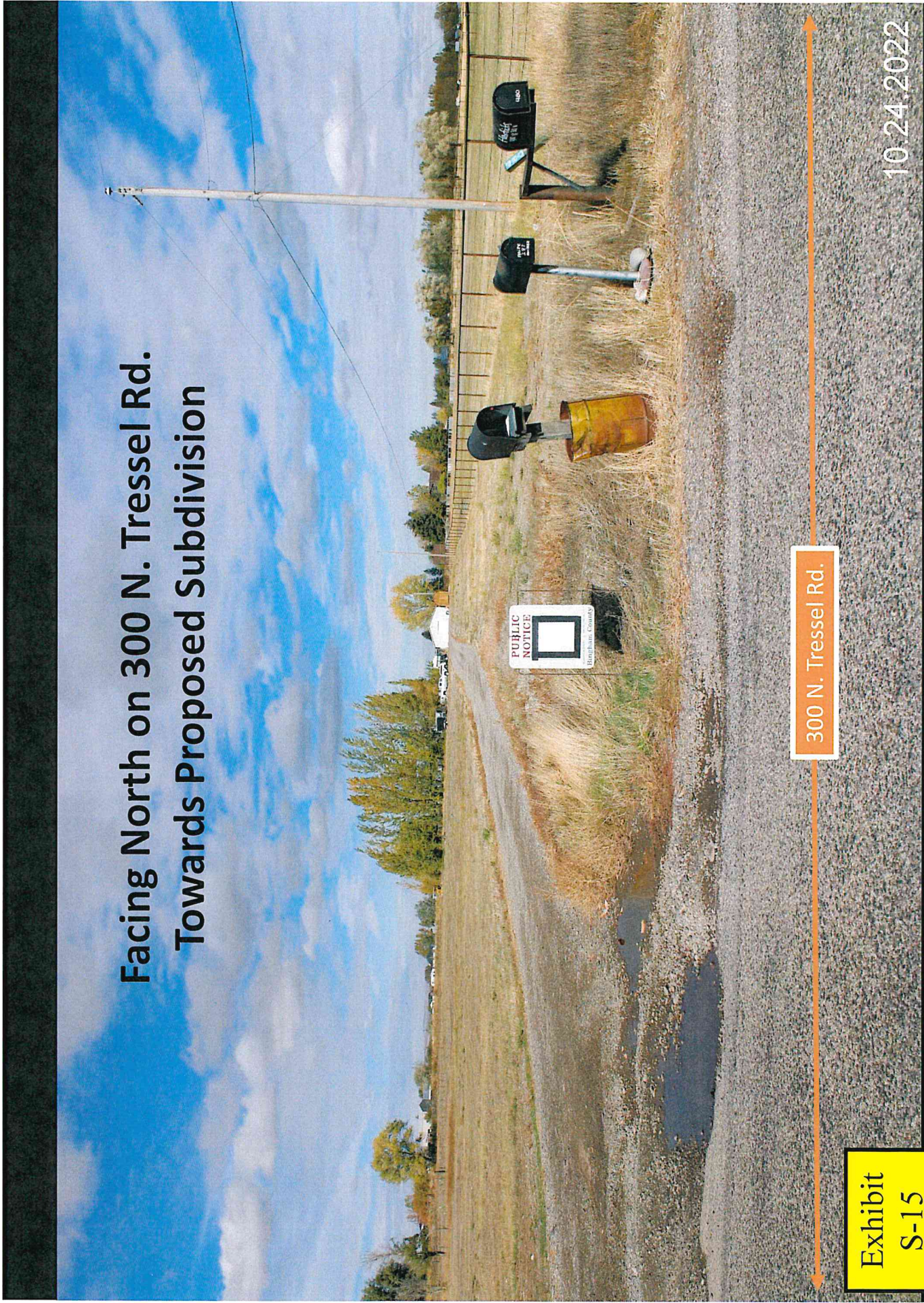


Addie Jo Harris

Addie Jo Harris
Assistant Director/Lead Planner

Exhibit
S-14

Facing North on 300 N. Tressel Rd. Towards Proposed Subdivision



300 N. Tressel Rd.

Exhibit
S-15

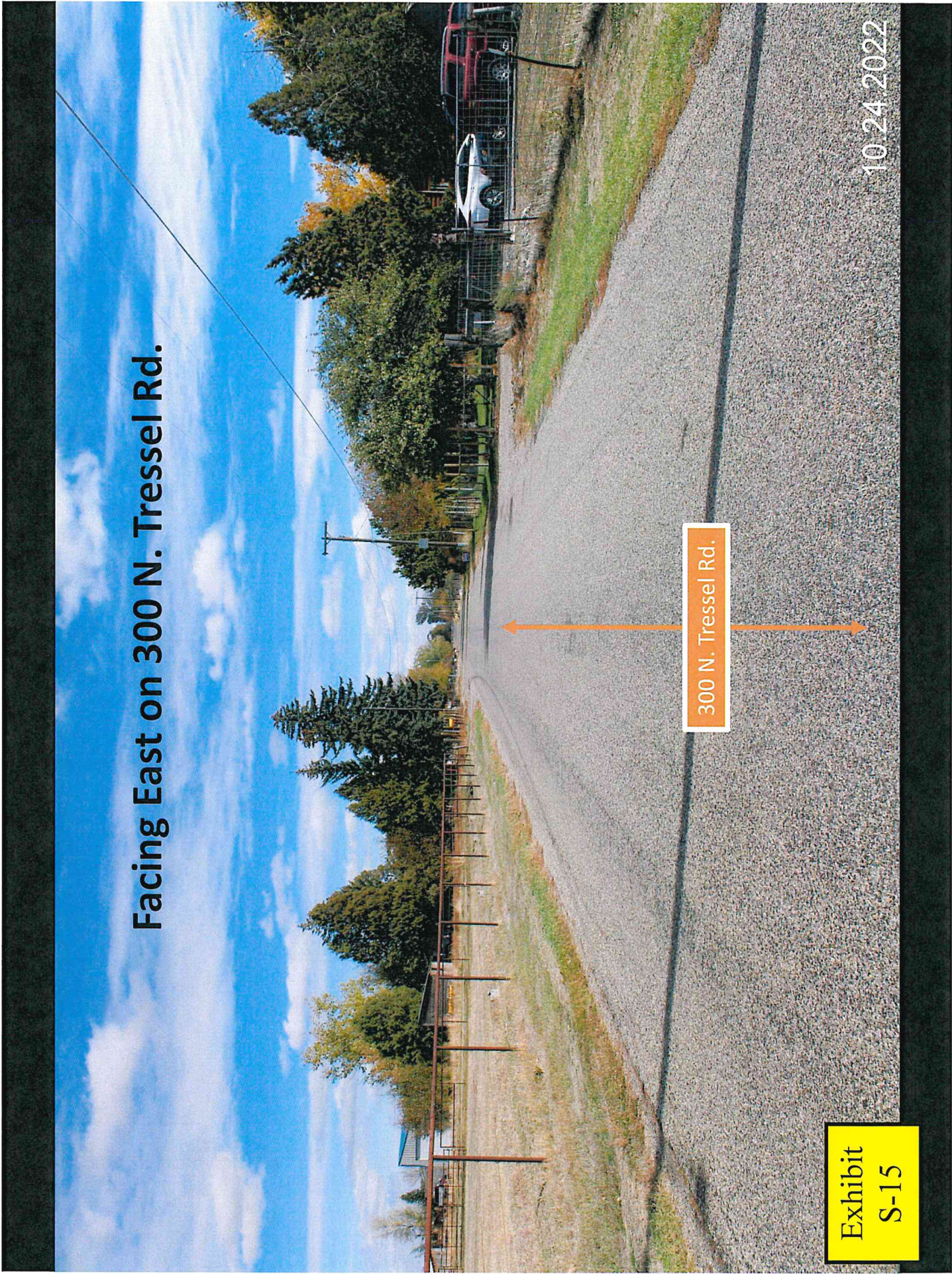
10.24.2022

Facing East on 300 N. Tressel Rd.

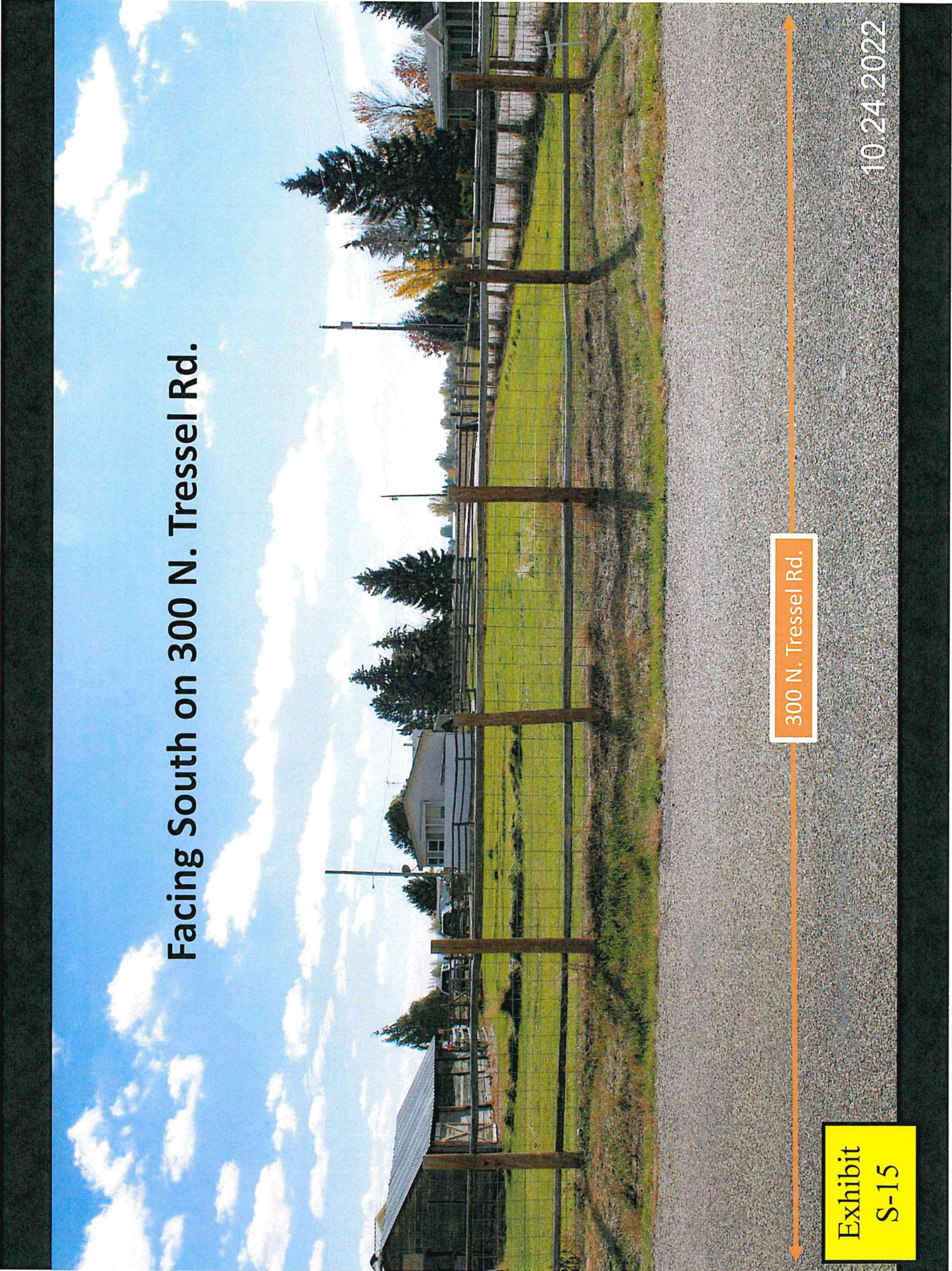
300 N. Tressel Rd.

Exhibit
S-15

10/24/2022



Facing South on 300 N. Tressel Rd.



300 N. Tressel Rd.

Exhibit
S-15

10/24/2022

Facing West on 300 N. Tressel Rd.



Exhibit
S-15

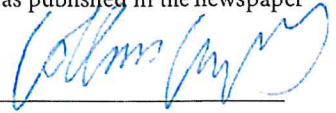
10.24.2022

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 2 days, Tuesday, and Friday 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 day(s), first publication having been made on 10/18/2022 last publication having been made on 10/18/2022, 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 18th day of October, 2022



Notary Public
My commission expires:

_____ attached jurat _____

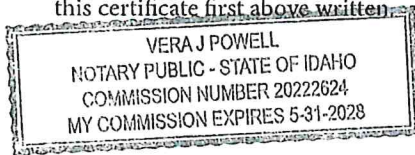
STATE OF IDAHO

ss.

COUNTY OF BINGHAM

On this 18th day of October, 2022 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 **November 9, 2022** 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. For more information on the Applications please refer to www.co.bingham.id.us/planning_zoning/planning_zoning.html.

The following Public Hearing Applications will be heard:

1. CONDITIONAL USE PERMIT: DIVISION RIGHT TRANSFER (ACTION ITEM: DECISION) Property Owner/Location: N. Von Mecham, Approx. Location: Sending Parcel: RP0019600 T1N, R31E, Sec 3, approx. 30.42 acres | Receiving Parcel: RP0157203 T4S, R33E, Sec 10, approx. 12 acres

2. CONDITIONAL USE PERMIT: REPLACE A COMMERCIAL BILLBOARD SIGN (ACTION ITEM: DECISION) Property Owner/Location: Thomas Vea James, 821 Frontage Rd, Blackfoot, Parcel No RP0358301, T3S, R35E, Sec 4, approx. 5.58 acres

3. CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION) Property Owner/Location: Teresa Wellard, 940 N 1000 E, Shelley, RP0507801, T1S, R37E, Sec 15, approx. 7 acres

4. CONDITIONAL USE PERMIT: MONOPOLE TELECOMMUNICATION TOWER (ACTION ITEM: DECISION) Property Owners/Location: Von & Linda Cornelison, 315 N 150 E, Blackfoot, RP0430100, T2S, R36E, Sec 17, consisting of approx. 38.8 acres

5. CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION) Property Owners/Location: Micaela Williams, 191 N 300 W, Blackfoot, RP8268010, Casa de Campo Subdivision (Lot 2 Block 1), T2S, R35E, Sec 27, approx. 1.26 acres

6. ROD HENDRICKS SUBDIVISION, 4 LOT SUBDIVISION (ACTION ITEM: RECOMMENDATION) Property Owners/Location: Rodney & Robin Hendricks, 480 W 300 N, Blackfoot, RP0302002, RP0302010 & RP0302012, T2S, R35 E, Sec 17, approx. 4.50 acres

7. CONDITIONAL USE PERMIT: INDOOR BMX TRACK (ACTION ITEM: DECISION) Property Owners/Location: Jasen Gibbons, 1546 W 800 S, Pingree, RP0156913, T4S, R33E, Sec 9, approximately 7.16 acres

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 490 N. Maple, Suite A, Blackfoot, ID 83221 or by email at 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 14th day of October, 2022.

Tiffany G. Olsen

Tiffany G. Olsen

Planning & Development Director

Bingham County, Idaho

Published: October 18th, 2022 (BCC26092-293882)

Blackfoot/Snake River Government Agency Notice

Company Name	Attention	Address	City	St	Zip
Bingham County Appraisal					
Bingham County Assessor					
Bingham County Public Works		245 N 690 W	Blackfoot	ID	83221
Bingham County Sheriff					
Bingham County Surveyor					
Bingham County Treasurer					
Aberdeen/Springfield Canal Co.		P.O. Box 857	Aberdeen	ID	83210
Blackfoot Fire District	Verl Jarvie	225 N. Ash	Blackfoot	ID	83221
Blackfoot Irrigation Co		108 E 200 N	Blackfoot	ID	83222
Blackfoot Post Office	Postmaster	165 W Pacific	Blackfoot	ID	83221
Blackfoot School District	Superintendent	270 E. Bridge	Blackfoot	ID	83221
Bureau of Land Management	Land & Realty	4350 S. Cliffs Dr.	Pocatello	ID	83204
Bureau of Land Management	Land & Realty	1405 Hollipark Dr.	Idaho Falls	ID	83401
Bureau of Reclamation	Laura Crandall	470 22nd Street	Heyburn	ID	83336
City of Blackfoot	Mayor/City Council	157 N. Broadway	Blackfoot	ID	83221
Corbet Slough Ditch Company		78 N 100 W	Blackfoot	ID	83222
Department of Environmental Quality	Allan Johnson	444 Hospital Way #300	Pocatello	ID	83201
Department of Water Resources	Jared Adamson	900 N. Skyline Dr. #A	Idaho Falls	ID	83402
Eastern Idaho Water Company		279 N 400 E	Blackfoot	ID	83221
Groveland Water & Sewer	Marc Pange	144 N 400 W	Blackfoot	ID	83221
Health Department	Ken Keller	145 W Idaho Street	Blackfoot	ID	83221
Idaho Department of Lands	Pat Brown	3563 Ririe Highway	Idaho Falls	ID	83401
Idaho Department of Transportation	Eric Staats	5151 S. 5th Ave	Pocatello	ID	83204
Idaho Fish & Game	Becky Johnson	1345 Barton Road	Pocatello	ID	83204
Idaho Irrigation District		496 E. 14th Street	Idaho Falls	ID	83404
Idaho Power	Design Leader	301 E Benton Street	Pocatello	ID	83201
Intermountain Gas Co	Pocatello Marketing	12584 N Tyhee Rd.	Pocatello	ID	83202
Moreland Water & Sewer District		PO Box G	Moreland	ID	83256
New Lavaside Canal	Von Cornelison	66 E. River Road	Blackfoot	ID	83221
Parson's Ditch Co		638 W 100 S	Blackfoot	ID	83222
People's Canal & Irrigation Co		1050 W. Highway 39	Blackfoot	ID	83221
Qwest Engineering	Jon Davidson	930 W. Cedar Street	Pocatello	ID	83201

**Exhibit
S-17**

Blackfoot/Snake River Government Agency Notice

Riverside Canal Co		379 W 150 N	Blackfoot	ID	83221
Shoshone Bannock Tribal Land Use Policy Commission		PO Box 306	Fort Hall	ID	83203
Smith-Maxwell Ditch Co		839 W Riverton Rd.	Blackfoot	ID	83220
Snake River School District	Superintendent	103 S. 900 W.	Blackfoot	ID	83221
Snake River Valley Irrigation		P.O. BOX 70	Basalt	ID	83218
United Canal Company		762 W Hwy 39	Blackfoot	ID	83221
United Canal Company	Spencer Larsen	864 W 650 N	Blackfoot	ID	83221
Watson Canal Co	Karl Williams	237 S 900 W	Blackfoot	ID	83221
Wearyrick Ditch Co		74 N 600 W	Blackfoot	ID	83222

41 Government Agencies

NOTICE OF MAILING

I hereby certify on October 18, 2022 I, Addie Jo Harris, personally mailed notice of the proposed request to the above named Government Agencies

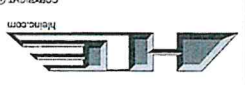
Addie Jo Harris

Addie Jo Harris,
Assistant Director/Lead Planner

Exhibit S-17

RECEIVED
 SEP 30 2012
 ZONING ADMINISTRATOR
 PLANNING & ZONING

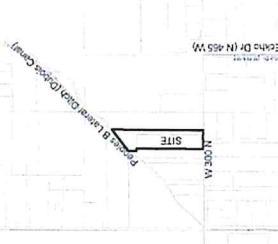
CIVIL & STRUCTURAL ENGINEERING
 MATERIALS TESTING & LAND SURVEYING
 101 S. Park Avenue, Idaho Falls, ID 83402 (208)524-0212
 800 W. Judicial Street, Blackfoot, ID 83221, (208) 782-2977



DATE	DESCRIPTION	BY
11/11/11	PRELIMINARY	CCS
08/14/12	REVISED	CCS
08/14/12	REVISED	CCS

PRELIMINARY PLAT
 ROD HENDRICKS SUBDIVISION
 SEC. 17, T. 2 S., R. 35 E. B.M.
 BINGHAM COUNTY, IDAHO

SHEET NO.
 1
 2



VICINITY MAP

IRRIGATION WATER
 LOTS WILL HAVE IRRIGATION WATER RIGHTS ASSESSED BY THE DANSKIN AND COMPANY ENGINEERS, LLC THROUGH A PRESSURIZED IRRIGATION SYSTEM

ROD HENDRICKS SUBDIVISION
 PART OF THE SW 1/4 OF THE SW 1/4 SECTION 17, T. 2 S., R. 35 E. B.M.
 BINGHAM COUNTY, IDAHO

STORM WATER RETENTION
 ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT

CULINARY WATER
 EACH LOT TO HAVE INDIVIDUAL WELLS

ZONING
 (RA) RESIDENTIAL AGRICULTURE

INTENDED USE
 RESIDENTIAL

FLOOD PLAIN
 PROPERTY IS IN A ZONE C AREA OF MANUAL FLOODING PER FEMA FLOOD PANEL 1609180430C EFFECTIVE DATE: 10/23/1998

SANITARY SEWER
 EACH LOT TO HAVE AN INDIVIDUAL SEPTIC SYSTEM AND DRAINFIELD

CONTOURS
 CONTOUR LINES SHOWN AT 1' INTERVAL

NEAREST COMMUNITY WATER/SEWER
 (RA) RESIDENTIAL AGRICULTURE

IRRIGATION WATER
 LOTS WILL HAVE IRRIGATION WATER RIGHTS ASSESSED BY THE DANSKIN AND COMPANY ENGINEERS, LLC THROUGH A PRESSURIZED IRRIGATION SYSTEM

OWNER / DEVELOPER
 OWNERS: ROONEY HENDRICKS AND RODIN J HENDRICKS
 ADDRESS: 465W 20511 PHONE #

NOTES:
 NO STRUCTURES OR LANDSCAPING IN COUNTRY ROAD RIGHT-OF-WAY
 50' EASEMENT ALONG THE EASTERLY BOUNDARY OF THE SUBDIVISION FOR PRIVATE ACCESS AND FOR PUBLIC UTILITIES

Line #	Length	Direction
L1	21.51'	S89°20'18" E
L2	26.00'	S07°29'42" W
L3	21.51'	S89°20'18" E
L4	6.00'	S07°29'42" W
L5	50.00'	S89°20'18" E

Curve #	Length	Radius	Delta	Chord	Bearing
C1	43.88'	21.50'	90°00'00"	31.67'	N45°29'49" E
C2	43.88'	21.50'	90°00'00"	31.69'	N44°30'18" W

SUBDIVISION INFORMATION
 TOTAL LOTS: 4
 AVERAGE SIZE: 1.138 ACRE
 TOTAL ACREAGE: 4.55 ACRES

ENGINEER / SURVEYOR
 HLE INCORPORATED
 BLACKFOOT, ID 83221
 208-782-2977
 LUKE JOLLEY, ENGINEER
 JOSE T. MANA, SURVEYOR

LEGEND

- Section Corner Control
- Placed 5/8" X 2 1/4" Iron Survey Pin marked P.L.S. 12224
- Placed 1/2" X 3/8" Iron rod with cap marked P.L.S. 12224
- Existing Well
- Record of Survey/Inst. No. 686527
- (R) Measured
- Existing Power Pole
- Overhead Power Line
- Existing Dred Line
- Existing Fence Line
- Easement Side Line
- Edge of Road
- Ingration Easement



DEED INST. 360227
 EXISTING DRIVEWAY

DEED INST. 509640
 20' BRIGATION AND PUBLIC UTILITY EASEMENT

DEED INST. 407690

DEED INST. 508795
 EXISTING IRRIGATION PUMP

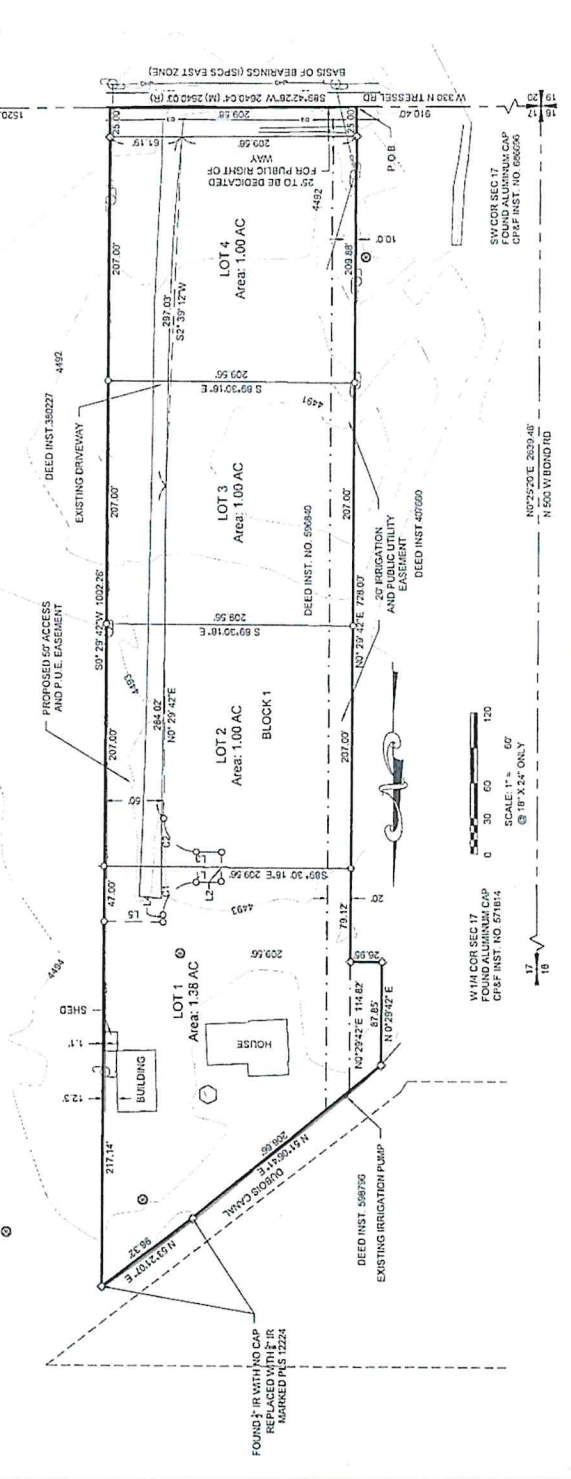
DEED INST. 114827
 67.65'

DEED INST. 205946
 N 50' W 100' RD

FOUND: IRON STAKING CAP REPLACED WITH IR MARKED PLS 12224

FOUND: IRON STAKING CAP REPLACED WITH IR MARKED PLS 12224

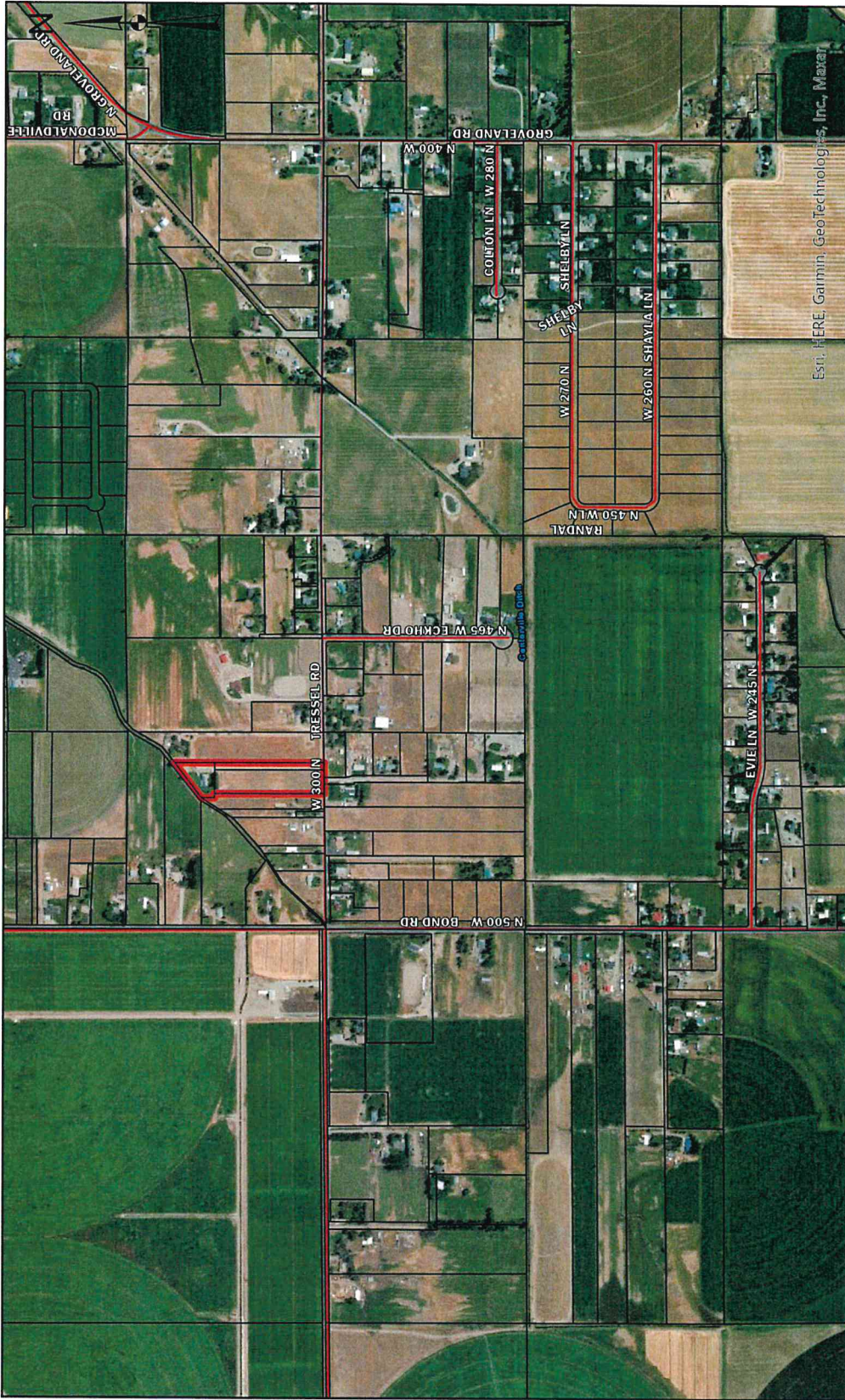
FOUND: IRON STAKING CAP REPLACED WITH IR MARKED PLS 12224



W 1/4 COR SEC 17 FOUND ALUMINUM CAP CHSP INST. NO. 517614
 SCALE: 1" = 60'
 @ 18" X 24" ONLY

W 1/4 COR SEC 17 FOUND ALUMINUM CAP CHSP INST. NO. 517614
 SCALE: 1" = 120'
 @ 18" X 24" ONLY

ROD HENDRICKS SUBDIVISION - AERIAL MAP



LEGEND

-  Hendricks Subdivision
-  Parcels
-  Roads



**PROPERTY OWNERS LIST
RON HENDRICKS SUBDIVISION**

OWNER	ADDRESS	CITY STATE ZIP
BONITA PHILLIPS & CYNDA GETTMAN	319 N 500 W	BLACKFOOT ID 83221-0000
BUCK & BOBBIE RYAN	470 W 300 N	BLACKFOOT ID 83221-0000
CHRISTOPHER & ELIZABETH RILEY	PO BOX 782	BLACKFOOT ID 83221-5596
DONALD & LENA SINCAVAGE	486 W 300 N	BLACKFOOT ID 83221-0000
ESPERANZA GRANADOS	640 W GRANT ST	BLACKFOOT ID 83221-0000
JESSE & JOEY SALDANA	PO BOX 55	MORELAND ID 83256-2873
JUSTIN NEIHART	474 W 300 N	BLACKFOOT ID 83221-0000
KATIE PROUSE	313 N 500 W	BLACKFOOT ID 83221-5442
KLAR & KIM WERTH	481 W 300 N	BLACKFOOT ID 83221-2855
LINDA & JAMES MUDFORD	295 N 480 W	BLACKFOOT ID 83221-0000
MARK & HELEN SHARP	487 W 300 N	BLACKFOOT ID 83221-0000
MERLIN & JENNIFER SMITH	399 N 500 W	BLACKFOOT ID 83221-0000
MORRIS & MARY JONES	477 W 300 N	BLACKFOOT ID 83221-0000
PETE MICKELSEN	317 N 500 W	BLACKFOOT ID 83221-0000
RODNEY & ROBIN HENDRICKS	480 W 300 N	BLACKFOOT ID 83221-3255
VERNONE PASSMORE	475 W 300 N	BLACKFOOT ID 83221-0000

16 PROPERTY OWNERS

NOTICE OF MAILING

I hereby certify on October 18, 2022 I, Addie Jo Harris, personally mailed notice of the proposed request to the above named property owners who are within 300 feet of the property in question.

Addie Jo Harris

Addie Jo Harris
Assistant Director/Lead Planner

**Exhibit
S-18**


BINGHAM COUNTY
PLANNING & DEVELOPMENT SERVICES

**NOTICE TO PROPERTY OWNERS WITHIN 300 FEET
PER BINGHAM COUNTY CODE 10-3-6**

**BINGHAM COUNTY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Bingham County Planning & Zoning Commission will hold a Public Hearing **NOVEMBER 9, 2022** 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. Please refer to our website to see the order of the meeting and for more information on the Application.

THE PLANNING & ZONING COMMISSION MEETING WILL BE LIVE STREAMED VIA ZOOM FOR AUDIO PURPOSES ONLY, UNLESS OTHERWISE PRE-APPROVED BY THE PLANNING & DEVELOPMENT DIRECTOR. ALL INDIVIDUALS WISHING TO PROVIDE PUBLIC TESTIMONY MUST BE PRESENT AT THE PUBLIC HEARING TO DO SO – TESTIMONY VIA ZOOM WILL NOT BE RECEIVED.

The following Application will be heard:

ROD HENDRICKS SUBDIVISION, 4 LOT SUBDIVISION (ACTION ITEM: RECOMMENDATION) A proposal from Rodney and Robin Hendricks to develop a 4-lot Subdivision, to be known as “Rod Hendricks Subdivision”, on approx. 4.50 acres, located in a “R/A” Residential/Agriculture Zoning District, with lots ranging in size from 1 acre to 1.38 acres. There is an existing home, septic system and culinary well on Lot 1, currently owned and resided in by the Hendricks. Lots 2, 3 and 4 will also have an individual septic system, drain field, and individual culinary well. All Lots will have irrigation water rights assessed by the People Canal & Irrigation Company with delivery through a pressurized irrigation system and road frontage along a 50-foot-wide access easement. The Comprehensive Plan Map has this area identified as Residential/Residential Agriculture.

Approx. Location: 480 W 300 N, Blackfoot, ID 83221, Parcels No. RP0302002, RP0302010 and RP0302012, Township 2S, Range 35 E, Section 17, consisting of approx. 4.50 acres

All persons interested or persons who are affected are invited to attend said Public Hearing to show cause, if any, if the requested Application meets Bingham County Code and may give testimony in favor, neutral or in opposition of said request. 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. You may mail at 501 N. Maple (Box 203), Blackfoot, ID 83221 or by email at 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 18th day of October, 2022.



Addie Jo Harris
Assistant Director/Lead Planner

**Exhibit
S-18**

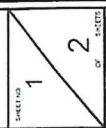
RECEIVED
SEP 30 2022
PLANNING DEPARTMENT
BINGHAM, IDAHO

CIVIL & STRUCTURAL ENGINEERING
K&K SURVEYING
101 S. Park Avenue, Boise, ID 83702-2005 (208) 242-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208) 782-2977



PROJECT	SECTION	CHECKED
NO. 2022-001	001	CSZ
DATE	DATE	DATE
SEP 28 2022	SEP 28 2022	SEP 28 2022

PRELIMINARY PLAT
ROD HENDRICKS SUBDIVISION
SEC. 17, T. 2 S., R. 35 E. B.M.
BINGHAM COUNTY, IDAHO



VICINITY MAP

IRRIGATION WATER
LOTS WILL HAVE IRRIGATION WATER LINES LOCATED APPROXIMATELY 1 MILE SOUTH AND 25' OF A MILE EAST ON GROVELAND RD.

ZONING
(RA) RESIDENTIAL AGRICULTURE

INTENDED USE
RESIDENTIAL

FLOOD PLAIN
PROPERTY IS IN A ZONE C AREA OF MINIMAL FLOODING PER FEMA FLOOD PANEL 16050J0303C
EFFECTIVE DATE: 10/20/1998

ROD HENDRICKS SUBDIVISION
PART OF THE SW 1/4 OF THE SW 1/4 SECTION 17, T. 2 S., R. 35 E. B.M.
BINGHAM COUNTY, IDAHO

STORM WATER RETENTION
ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT

CULINARY WATER
EACH LOT TO HAVE INDIVIDUAL WELLS

NEAREST COMMUNITY WATER/SEWER
(RA) RESIDENTIAL AGRICULTURE

INTENDED USE
RESIDENTIAL

FLOOD PLAIN
PROPERTY IS IN A ZONE C AREA OF MINIMAL FLOODING PER FEMA FLOOD PANEL 16050J0303C
EFFECTIVE DATE: 10/20/1998

SANITARY SEWER
EACH LOT TO HAVE AN INDIVIDUAL SEPTIC SYSTEM AND DRAIN FIELD

CONTOURS
CONTOUR LINES SHOWN AT 1' INTERVAL

NEAREST COMMUNITY WATER/SEWER
GROVELAND WATER AND SEWER DISTRICT HAVE SANITARY AND WATER LINES LOCATED APPROXIMATELY 1 MILE SOUTH AND 25' OF A MILE EAST ON GROVELAND RD.

OWNER / DEVELOPER
OWNERS: RODNEY HENDRICKS
ADDRESS: 101 S. PARK AVENUE
ADDRESS: 480 W. 200 N.
PHONE #

NOTES:
NO STRUCTURES OR LANDSCAPING IN COUNTY ROAD RIGHT-OF-WAY
50' EASEMENT ALONG THE EASTERLY BOUNDARY OF SAID LOTS FOR PRIVATE ACCESS AND FOR PUBLIC UTILITIES

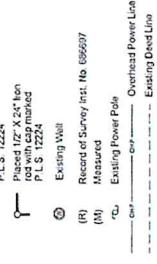
Line #	Length	Bearing	Delta	Chord	Bearing
L1	21.51'	S89°20'18"E			
L2	26.00'	S0°29'42"W			
L3	21.51'	S89°20'18"E			
L4	6.00'	S0°29'42"W			
L5	50.00'	S89°20'18"E			

Curve #	Length	Radius	Delta	Chord	Bearing
C1	43.98'	25.00'	90°00'00"	39.67'	N45°59'42"E
C2	43.98'	28.00'	90°00'00"	39.62'	N44°30'18"W

SUBDIVISION INFORMATION
TOTAL LOTS: 4
AVERAGE SIZE: 1.139 ACRE
TOTAL ACREAGE: 4.50 ACRES

ENGINEER / SURVEYOR
M.E. INCORPORATED
800 W. JUDICIAL ST.
BLACKFOOT, ID 83221
208-782-2977
ENGINEER
JOSE T. NAVA, SURVEYOR

LEGEND
Section Corner/Control
Placed 5/8" X 2 1/4" iron rod with cap marked P.L.S. 1222A
Placed 1/2" X 2 1/4" iron rod with cap marked P.L.S. 1222A
Existing Well
Measured
Existing Power Pole
Overhead Power Line
Existing Dated Line
Existing Fence Line
Easement Side Line
Edge of Road
Irrigation Easement



FOUND: IR WITH NO GAP REPLACED WITH IR MARKED PLS 1222A

WATER COR SEC 17 FOUND ALUMINUM CAP CP&P INST. NO. 571814

SW COR SEC 17 FOUND ALUMINUM CAP CP&P INST. NO. 686056

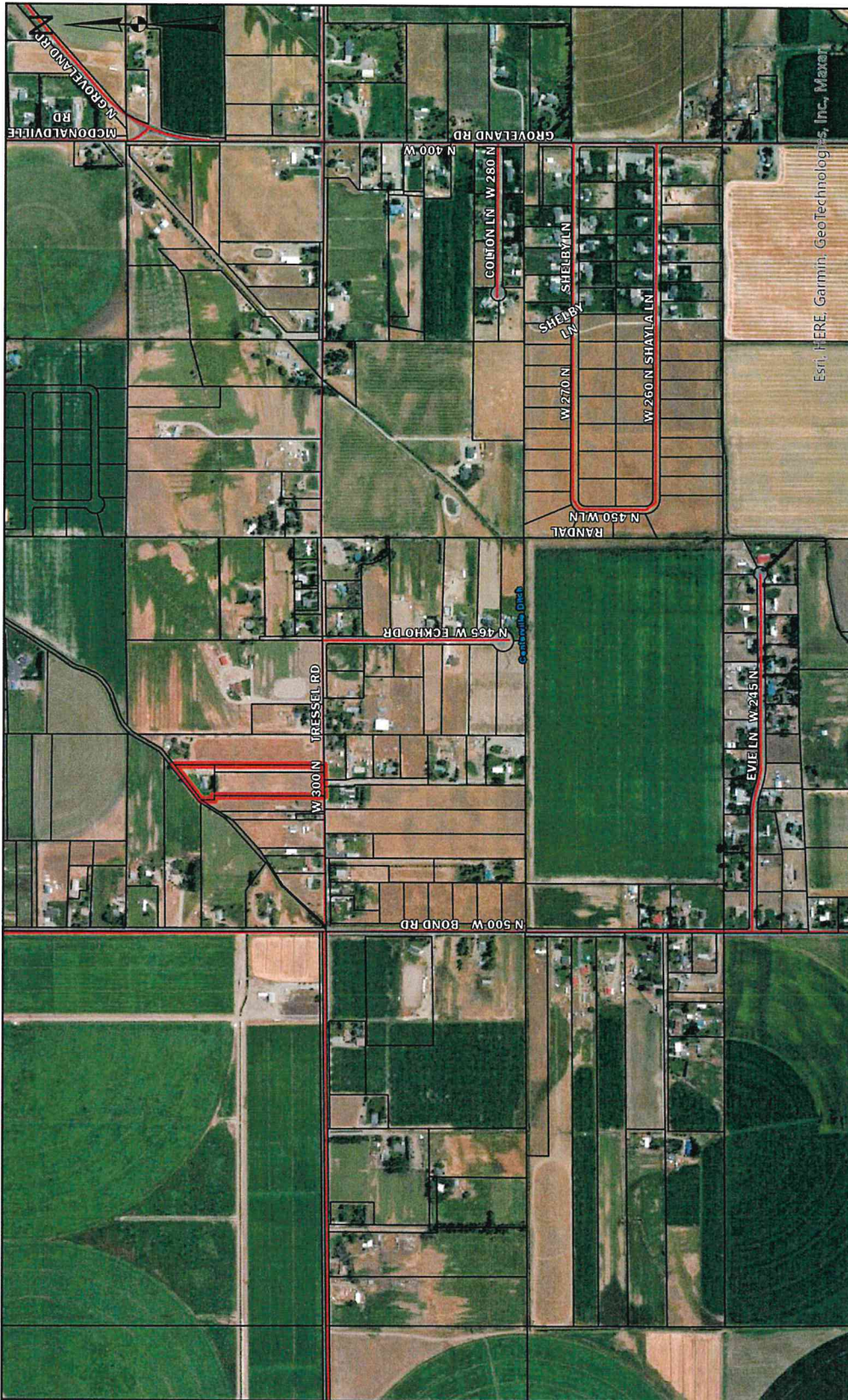
DEED INST. NO. 589796 EXISTING IRRIGATION PUMP

DEED INST. NO. 566890

DEED INST. NO. 407659

DEED INST. NO. 363946


ROD HENDRICKS SUBDIVISION - AERIAL MAP

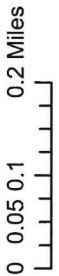


Est. HERE, Garmin, GeoTechnologies, Inc., Maxar



LEGEND

-  Hendricks Subdivision
-  Parcels
-  Roads



BINGHAM COUNTY PLANNING & DEVELOPMENT SERVICES

To: Government Agency
Bingham County Treasurer

October 18, 2022

NOTICE IS HEREBY GIVEN that the Bingham County Planning & Zoning Commission will hold a Public Hearing on **November 9, 2022** 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.

ROD HENDRICKS SUBDIVISION, 4 LOT SUBDIVISION (ACTION ITEM: RECOMMENDATION) A proposal from Rodney and Robin Hendricks to develop a 4-lot Subdivision, to be known as "Rod Hendricks Subdivision", on approx. 4.50 acres, located in a "R/A" Residential/Agriculture Zoning District, with lots ranging in size from 1 acre to 1.38 acres. There is an existing home, septic system and culinary well on Lot 1, currently owned and resided in by the Hendricks. Lots 2, 3 and 4 will also have an individual septic system, drain field, and individual culinary well. All Lots will have irrigation water rights assessed by the People Canal & Irrigation Company with delivery through a pressurized irrigation system and road frontage along a 50-foot-wide access easement. The Comprehensive Plan Map has this area identified as Residential/Residential Agriculture.

Approx. Location: 480 W 300 N, Blackfoot, ID 83221, Parcels No. RP0302002, RP0302010 and RP0302012, Township 2S, Range 35 E, Section 17, consisting of approx. 4.50 acres

PLEASE EMAIL COMMENTS AND/OR QUESTIONS TO THE BINGHAM COUNTY PLANNING & DEVELOPMENT DEPARTMENT AT planningtestimony@co.bingham.id.us AS SOON AS POSSIBLE AND NO LATER THAN **OCTOBER 27, 2022**. THANK YOU.

Taxes for 2022 will need
to be paid in full prior
to the Treasurer signing the
plat.

Bmartatt

Tiffany Olsen

From: Spencer Larsen <spudpharmer@yahoo.com>
Sent: Tuesday, October 25, 2022 2:21 PM
To: PlanningTestimony
Subject: Rod Hendricks Subdivision

The People's Canal will require the Hendricks to maintain all of their shares in one group and form an HOA to be billed for the annual assessment. The delivery of the water would come from the Dubois lateral and would need to be coordinated with the leadership of that lateral. They may have additional requirements. The HLE plat names the Danskin as the irrigation company for this property. That is an error. The People's Canal is the correct irrigation company.

Spencer Larsen
208 680 0180



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

444 Hospital Way, #300, Pocatello, ID 83201
(208) 236-6160

Brad Little, Governor
Jess Byrne, Director

October 26, 2022

Ms. Addie Jo Harris, Planner
planningtestimony@co.bingham.id.us
Bingham County Planning & Zoning
501 N. Maple #203
Blackfoot, ID 83221

Subject: Subdivision Concept Plan – 4-Lot Rod Hendricks Subdivision – Hendricks

Dear Ms. Harris:

The Idaho Department of Environmental Quality (DEQ) has reviewed the subject document and would like to offer our general recommendations for land development (attached).

If you have questions or comments, please contact me at (208) 236-6160 or via email at Allan.Johnson@deq.idaho.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allan Johnson".

Allan Johnson, P.E.
Regional Engineering Manager
DEQ Pocatello Regional Office

EDMS# 2022AGD9051

Attachments: DEQ General Recommendations for Land Development Projects.

c: Katy Bergholm, Regional Administrator, DEQ Pocatello Regional Office
Tiffany Olsen, Bingham County Planning & Development Director

Exhibit
T-4

General Recommendations

The following comments are generally applicable to land development projects or other land use activities with the potential to cause impacts to ground water, air quality or surface water. DEQ provides this guidance in lieu of more site-specific comments when information regarding the land use proposal is limited.

Engineering

DEQ recommends consolidation of drinking water and/or wastewater services wherever feasible especially in areas where ground water used for public drinking water supplies is potentially impacted. DEQ considers the following alternatives generally more protective of ground water resources than using individual well and septic systems for each lot, and we recommend that the county require the developer to investigate the following options:

- Provide either a centralized, community drinking water or centralized community wastewater system or both, or
- Connect each lot to an existing community drinking water system or to an existing community wastewater system or both.

In accordance with Idaho Code 39-118, construction plans & specifications prepared by a professional engineer are required for DEQ review and approval prior to construction if the proposed development is to be served by either a community drinking water or sewer system. DEQ requires that a water system serving 10 or more connections is constructed and operated in compliance with IDAPA 58.01.08, "Idaho Rules for Public Drinking Water Systems."

Air Quality

New emission sources are generally required to follow applicable regulations for permitting or exempting new sources. These are outlined in the Rules for the control of Air Pollution in Idaho.

Of particular concern is IDAPA 58.01.01.200-228 which establishes uniform procedures and requirements for the issuance of "Permits to Construct".

Sections 58.01.01.220-223 specifically may be used by owners or operators to exempt certain sources from the requirements to obtain a permit to construct.

Land development projects are generally required to follow applicable regulations outlined in the Rules for the control of Air Pollution in Idaho. Of particular concern is IDAPA 58.01.01.650 and 651 Rules for Control of Fugitive Dust.

Section 650 states, "The purpose of sections 650 through 651 is to require that all reasonable precautions be taken to prevent the generation of fugitive dust."

Section 651 states "All reasonable precautions shall be taken to prevent particulate matter from becoming airborne. In determining what is reasonable, consideration will be given to factors such as the proximity of dust emitting operations to human habitations and/or activities and atmospheric conditions which might affect the movement of particulate matter. Some of the reasonable precautions may include, but are not limited to, the following:

01. Use of Water or Chemicals. Use, where practical, of water or chemicals for control of dust in the demolition of existing building or structures, construction operations, the grading of roads, or the clearing of land.
02. Application of Dust Suppressants. Application, where practical of asphalt, oil, water, or suitable chemicals to, or covering of dirt roads, materials stockpiles, and other surfaces which can create dust.

03. Use of Control Equipment. Installation and use, where practical, of hoods, fans and fabric filters or equivalent systems to enclose and vent the handling of dusty materials. Adequate containment methods should be employed during sandblasting or other operations.

04. Covering of Trucks. Covering, when practical, open bodied trucks transporting materials likely to give rise to airborne dusts.

05. Paving. Paving of roadways and their maintenance in a clean condition, where practical.

06. Removal of Materials. Prompt removal of earth or other stored materials from streets, where practical.”

Surface Water Quality

Land disturbance activities associated with development (i.e. - road building, stream crossings, land clearing) have the potential to impact water quality and riparian habitat.

If this project will ultimately disturb one or more acres and there is a possibility of discharging stormwater or site dewatering water to Surface Waters of the United States, the operator may need to submit a Notice of Intent (NOI) for coverage under the Idaho Pollutant Discharge Elimination System (IPDES) 2022 Construction General Permit (CGP). NOIs can be submitted via the IPDES E-Permitting System (<https://www2.deq.idaho.gov/water/IPDES/>). The 2022 IPDES CGP requires a Storm Water Pollution Prevention Plan (SWPPP), implementation of Best Management Practices (BMPs) to reduce the sediment and other pollutants discharged and requires regular site inspections by persons trained and knowledgeable about erosion, sediment control, and pollution prevention.

Site contractors should remove equipment and machinery from the vicinity of the waterway to an upland location prior to any refueling, repair, or maintenance. After construction is completed, disturbed riparian areas should be re-vegetated.

Waste Management - Hazardous Material - Petroleum Storage

With the increasing population in southeast Idaho, to ensure sufficient solid waste capacity and service availability. It is recommended that subdivision developers be instructed to contact the appropriate solid waste collection provider and landfill for solid waste disposal coordination.

Accidental surface spills of hazardous material products and petroleum hydrocarbon products (i.e., fuel, oil, and other chemicals) are most commonly associated with the transportation and delivery to work sites or facilities. The following Idaho, storage, release, reporting and corrective action regulations may be applicable:

- Hazardous and Deleterious Material Storage IDAPA 58.01.02.800
- Hazardous Material Spills, IDAPA 58.01.02.850
- Rules and Standards for Hazardous Waste IDAPA 58.01.05
- Petroleum Release Reporting, Investigation and Confirmation IDAPA 58.01.02 .851
- Petroleum Release Response and Corrective Action IDAPA 58.01.02.852

Please note, The Idaho Release, Reporting and Corrective Action Regulations, IDAPA 58.01.02.851; require notification within 24 hours of any spill of petroleum product greater than 25 gallons and notification for the release of lesser amounts if they cannot be cleaned up within twenty-four (24) hours. The cleanup requirements for petroleum are also contained in these regulations.

For reporting requirements of hazardous substances please see Idaho Statute Title 39 Chapter 7, Hazardous Substance Emergency Response Act including section 39-7108 Notification of Release is Required.

Mariela Mejia

To: Jeff Gardner
Subject: RE: Planning & Zoning Commission Public Hearing Items - November 2022

From: Jeff Gardner <JGardner@co.bingham.id.us>
Sent: Thursday, October 27, 2022 5:33 PM
To: Mariela Mejia <mmejia@co.bingham.id.us>
Cc: Tiffany Olsen <tolsen@co.bingham.id.us>; Addie Jo Jackman <ajackman@co.bingham.id.us>
Subject: Re: Planning & Zoning Commission Public Hearing Items - November 2022

Mariela after reviewing the November items I see no concern from the Sheriffs Office.

Sheriff Jeff Gardner


BINGHAM COUNTY
PLANNING & DEVELOPMENT SERVICES

To: Government Agency
Bingham County Surveyor

October 18, 2022

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Please update surveyor and owner information,

Please provide a road name and grid number for the private easement and ensure it closes.

Please add street sign and cluster mailbox requirement note and show proposed mailbox location

Correct dimensions on Lot 1 and the private easement for closure and darken contour lines.

Update the canal company on both sheets

Please be aware that the address of the existing residence will most likely need to be changed and addressed off of the proposed easement.
