

BINGHAM COUNTY COMMISSIONERS

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BINGHAM COUNTY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Bingham County Board of County Commissioners will hold a Public Hearing on April 15, 2025 at 10:00 a.m. The meetings will take place in Commission Chambers, Bingham County Courthouse, 501 N. Maple, Blackfoot, Idaho.

The following Application will be heard:

SCHOOL VIEW ESTATES SUBDIVISION, A REPLAT OF PART OF LOTS 5-8 OF BLOCK 15 TO THE RIVERSIDE TOWNSITE, PART OF GOVERNMENT LOT 4, AND COMPREHENSIVE PLAN MAP AMENDMENT (ACTION ITEM: DECISION) The Board of Bingham County Commissioners will hold a Public Hearing to receive the Planning & Zoning Commission's recommendation to conditionally approve property owner, Rivin LLC, requests to replat part of Lots 5-8 of Block 15 in the Riverside Townsite to create a five (5) lot residential subdivision on approx. 2.84 acres of land, zoned "R" Residential, in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*, to be known as the School View Estates Subdivision. Proposed Lot sizes range from 0.50 to 0.75 acres with Lots 3 and 5 featuring existing residences with individual septic systems and drainfields; Lots 1, 2, and 3 will share a culinary well located on Lot 3 and Lots 4 and 5 will share a culinary well located on Lot 4. Proposed Lot 1 will have direct access to 10 S Woodruff Ave and Lots 2-5 will have direct access to 700 W Riverside Rd, both of which are County Roads. The proposed Lots have no irrigation water rights. The Bingham County Comprehensive Plan Map has all parcels subject to the proposed subdivision designated as Industrial/Commercial. This Map Area is inconsistent with the Residential Zoning District and current land uses on the subject parcels and surrounding area. If the School View Estates Subdivision is recommended for approval, an amendment to the Bingham County Comprehensive Plan Map designation is necessary from Industrial/Commercial to Residential/Residential Agriculture.

Approx. Location: 19 S 700 W, Blackfoot, ID, Parcel No. RP7043800 consisting of approx. 1.34 acres; Parcel No. RP7043608 consisting of approx. 0.15 acres; Parcel No. RP7043607 consisting of approx. 0.44 acres; and 23 S 700 W, Blackfoot, ID, Parcel No. 7043605 consisting of 0.89 acres. All parcels are located in Township 3 South, Range 34 East, Section 01, and total approx. 2.84 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 send testimony by mail to 501 N. Maple, Box 204, Blackfoot, ID 83221 or email to LDalley@binghamid.gov Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance. ADA/504 Compliance.

Dated this 11th day of March, 2025.

Lindsey Dalley
Commission Clerk

“Potato Capital”