

BINGHAM COUNTY PLANNING AND ZONING COMMISSION
SECOND PUBLIC HEARING DATE: DECEMBER 11, 2024 at 6:00 p.m.
(and continuing through Thursday, December 12, 2024 if not concluded)

STAFF REPORT

Issued December 2, 2024

APPLICATION OF: Bishop Estates Subdivision, a 35-Lot Subdivision in a Residential/Agriculture “R/A” Zoning District

PROPERTY OWNERS: The Ned & Barbara Gneiting Living Trust
DEVELOPERS: Intermountain Development & Construction, LLC

REQUESTED ACTION: Property Owners, The Ned & Barbara Gneiting Living Trust and Developer/Applicant, Intermountain Development & Construction, LLC, requested to create a thirty-five (35) lot subdivision, zoned “R/A” Residential/Agriculture, within the City of Blackfoot Area of Impact, with lots ranging in size from 1.0 to 1.9 acres, to be known as the Bishop Estates Subdivision, in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*.

The Application was heard by the Planning and Zoning Commission at their September 11, 2024 Public Hearing meeting where the Commission tabled the Application and requested to receive additional information pertaining to connection feasibility to the Groveland Water and Sewer District (GWSD) for culinary water and sanitary sewer services, GWSD’s sewer capacity, cost of individual culinary wells and private septic systems, potential terms of a Development Agreement with GWSD, and an updated Preliminary Plat as requested by the County’s Surveyor.

In accordance with the above tabled action, the purpose of the second Public Hearing is to receive the information requested by the Planning and Zoning Commission related thereto, identified as Exhibit A-2A (Supplemental Narrative) and A-3A (updated Preliminary Plat). Based on the cost analysis within the Supplemental Narrative, the Developers are still proposing individual culinary wells and private septic systems and have provided an updated Preliminary Plat depicting a 4-phase development for the Planning and Zoning Commissions further consideration. The Applicant did not explore potential terms of a Development Agreement with GWSD as they determined connection to GWSD would not be feasible.

PARCEL INFORMATION:

Approx. Parcel Location:	North & West of 206 N 400 W, Blackfoot, Idaho 83221
Parcel Information:	RP0308501, RP0308509 & RP0308508
Township, Range & Section	Township 2 South, Range 35 East, Section 20
Total Acreage:	up to Approx. 45.00 Acres
Intended Use:	35-Lot Single-Family Residential Subdivision
Current land use:	Farm ground
Flood Plain:	No
City Impact Area:	Yes
High Nitrate Priority Area:	No
Fire District:	Blackfoot/Snake River
School District:	Blackfoot School District

ZONING AND COMPREHENSIVE PLAN:

Zoning: Residential/Agriculture

Comprehensive Plan
Map Designation: Residential Agriculture

Surrounding land uses: Residential/Agriculture zoning in all directions with Residential zoning located to the Southeast surrounding the Groveland Townsite. The area consists of residential parcels, including subdivisions and the Groveland Townsite, in combination with larger agricultural parcels, and the Groveland Cemetery.

Nearby Subdivisions: The proposed subdivision is located South of Sharlyn Park Subdivision Division 1 & 2 (65 lots), Bailey Park Subdivision (8 Lots), Syringa Acres (11 Lots), Rose Estates (5 Lots), Alvino Alba Subdivision (8 Lots), Andrade Subdivision (2 Lots), Country Acres (25 Lots), Jem Subdivision (3 Lots), East of Knight Subdivision (2 Lots), Stallings II Subdivision (12 Lots), Aubrey Acres (2 Lots), West of Legacy Haven Divisions 1 & 2 (9 Lots) and R&B Estates Subdivision (4 Lots) and North of Constellation Developments Division 1 Subdivision (17 Lots), Hammond Acres (2 Lots), Black Subdivision (3 Lots), Stallings Subdivision (13 Lots) H&H Subdivision (2 Lots) and the Groveland Townsite.

PROPOSED UTILITIES AND SERVICES:

Road Access: Three (3) new County Roads are proposed to serve the development; one (1) extending access to 200 N Porterville Road and 400 W Groveland Road which will provide through connectivity and two (2) new County Roads are proposed within the subdivision boundaries providing access to lots. All County Roads will be built to the Bingham County Road Standard at the cost of the Developer/Applicant.

Sanitary Sewer: Each lot is proposed to have a new septic system and drain field subject to permitting by the Idaho Department of Public Health. The Plat states the closest municipal sewer service is located approx. 1,030 feet from a proposed access road.

Staff Comment: The Applicants updated Supplemental Narrative indicates that an analysis was performed to determine if connections to Groveland Water and Sewer Districts sewer services is reasonable for the



development. The Applicant state this analysis proved to be unreasonable as the cost for connecting to the sewer system would be approx. \$33,320.04 more per lot than individual septic systems. The Table below is an excerpt from the Supplemental Narrative:

Table 1.0 – Cost Comparison to End User for Sewer vs. Septic Connection

Description	Sewer Connection to GWSD	Septic Connection
Cost of Lot	\$ 130,487.81	\$ 96,967.77
Availability Fee GWSD	\$ 12,300.00	\$ -
Construction of Septic System	\$ -	\$ 12,500.00
Total Cost to the End User	\$ 142,787.81	\$ 109,467.77

Culinary Water:

Each lot is proposed to have a culinary well subject to permitting by the Idaho Department of Water Resources. The Plat states the closest municipal water service is located approx. 1,200 feet from a proposed access road.

Staff Comment: The Applicants updated Supplemental Narrative indicates that an analysis was performed to determine if connections to Groveland Water and Sewer Districts water services is reasonable for the development. The Applicant state this analysis proved to be unreasonable as the cost for connecting to Groveland Water and Sewer Districts water system is approx. \$14,657.11 more than individual wells. The Table below is an excerpt from the Supplemental Narrative:

Table 2.0 Cost Comparison to the End User for GWSD Water Connection vs. Individual Well

Description	Water Connection to GWSD	Individual Well
Cost of Lot	\$ 123,448.38	\$ 96,967.77
Availability Fee GWSD	\$ 4,000.00	\$ -
Construction of Individual Well	\$ -	\$ 15,823.50
Total Cost to the End User	\$ 127,448.38	\$ 112,791.27

Irrigation Water:

Irrigation water will be assessed through Riverside Canal Company through a new pressurized irrigation system. The existing irrigation ditches would be relocated to align with the lot line layout extending south along 400 W Groveland Road continuing west at the corner of the proposed development and 206 N 400 W and then south along the westerly property boundary adjacent to the Groveland Cemetery. The current ditch

locations will be filled in once moved. The inlet and outlet locations will remain unchanged and continue to deliver water. The Applicant provided verification from Riverside Canal Company that the property has sufficient watering rights for the proposed subdivision as the Gneiting's own 40 shares. The ditch that currently runs through the property is a private ditch, therefore, Riverside Canal Company did not provide input on the proposed relocation.

Plans of the proposed distribution system along with an Operating Plan, Water User Agreement and approval of downstream users will be required prior to recording the Final Plat.

SUBDIVISION COMPLIANCE: Staff finds the Application is complete and shall meet the applicable sections of Bingham County Code Title 10 Chapter 14. The following are sections Staff wishes to reference that will be required prior to Final Plat, if the Subdivision Application is approved:

1. Section 10-14-4(A)(22) requires all stormwater to be contained on each lot.
2. Section 10-14-8 *Design Standards* contains specific standards pertaining to improvements, both public and private, and requires that plans be submitted for the construction of roads and irrigation systems as applicable to this Subdivision proposal.
3. The Applicant has disclosed water rights exist with the Riverside Canal Company and shall provide per Section 10-14-8(H):
 - a. Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development.
 - b. Copies of the Community Association or similar organization's documents which may be required precedent to the establishment of an irrigation distribution system within the proposed development.
 - c. Provide a copy of the Operating Plan and Water User Agreement.

NOTICE OF PUBLIC HEARING: In compliance with Idaho Code Title 67 Chapter 65 and Bingham County Code Section 10-3-6:

1. Notice was sent to Government Agencies and property owners within 300' of the subject parcels and those whom testified at the September 11, 2024 Public Hearing on November 18, 2024.
2. Notice was also published in the Idaho State Journal and Post Register newspapers on November 15, 2024.

3. Notice was posted on-site in two locations, one on 200 N Porterville Road and one on 400 W Groveland Road, and photographs of the site were taken on November 21, 2024.

TESTIMONY RECEIVED AFTER THE FIRST PUBLIC HEARING ON SEPTEMBER 11, 2024 AND PRIOR TO THE PLANNING & ZONING COMMISSION'S SECOND PUBLIC HEARING:

(T-1A) Bingham County Treasurer stated taxes need to be paid current for 2024 up to April 15, 2025 at which point 2025 taxes will need to be pre-paid.

(T-3A) Bingham County Public Works stated Porterville Road is a Major Collector and it is posted at 40 mph. Groveland Road is a minor arterial and is posted at 50 mph. Minimum spacing between approaches on both roads is 60 feet. All irrigation road crossings must be built to ISPWC standards. If Groveland Water and/or Sewer is required, those water and sewer lines must be within the road cross section and built to ISPWC Standards.

(T-4A) Bingham County Surveyor had no comments or concerns.

(T-13) Idaho Department of Environmental Quality stated the proposed site overlies the ground water capture zones for several nearby private wells and the following public water systems: Sunset Subdivision Well #1, Idle Wheels Mobile Home Park Well #1 and #2, Riverstone Subdivision Well #1 and #2. Regarding potential nitrate contamination to the groundwater from the proposed septic systems, the developer is required to meet Idaho Administrative Code 58.01.11.400.01 (Idaho Groundwater Quality Rule). The provided document indicates that the developer has investigated the feasibility of connecting to an existing wastewater system and intends to utilize individual septic systems. To demonstrate that the septic discharge from the subdivision will be in compliance with the above rule, the developer must do one or more of the following listed items as shown in the testimony.

Regarding drinking water, DEQ is concerned that the proposed lot density may lead to the individual domestic wells within the subdivision being contaminated with nitrate from the septic systems. Public water systems are generally more protective of the environment and public health and DEQ strongly recommends that the subdivision connect to an existing public water system or establish their own community water system. If the developer decides to create a new public water system, such system must be designed and constructed to meet the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08). The developer should contact DEQ for information and direction regarding public drinking water systems.

General recommendations for land development projects were also provided.

COMMISSION DISCUSSION: In determining the acceptance of the proposed Subdivision, the Commission shall consider the objectives of the Ordinance and, at a minimum, the following:

Bingham County Code Section 10-14-4(B):

- 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.

DECISION: The Planning and Zoning Commission may recommend approval, recommend conditional approval, recommend disapproval, or table the preliminary plat for additional information. The record and the Commissions' recommendation will be presented to the Board of County Commissioners for a decision. Should the Board approve the Subdivision, pursuant to Bingham County Code Section 10-14-5(E), 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.

Sample Motion for Recommendation to Approve with individual wells and septic systems: Based on the record, I move to recommend approval of Bishop Estates Subdivision to create a 35- lot residential subdivision, located North and West of 206 N 400 W, Blackfoot, Idaho on up to approx. 45.00 acres as proposed by property owners The Ned & Barbara Gneiting Living Trust and developer, Intermountain Development & Construction LLC.

Sample Motion for Recommendation to Approve with Groveland Water and Sewer District Sanitary Sewer Connection: Based on the record, I move to recommend approval of the Bishop Estates Subdivision to create a 35-lot residential subdivision, located North and West of 206 N 400 W, Blackfoot, Idaho on approx. 44.60 acres as proposed by property owners The Ned & Barbara Gneiting Living Trust and developer, Intermountain Development & Construction LLC, subject to:

1. The subdivision lots connect to Groveland Water and Sewer District's sanitary sewer system.
2. (any other conditions the Commission may desire...)

Sample Motion for Denial: Based on the record, I move to recommend denial of the Bishop Estates Subdivision to create a 35-lot residential subdivision, located North and West of 206 N 400 W, Blackfoot, Idaho as proposed by the property owners The Ned & Barbara Gneiting Living Trust and developer, Intermountain Development & Construction LLC based on: Bingham County Code or Idaho Code (and specifically state which section and basis for denial) _____

SEPTEMBER 11, 2024 PLANNING AND ZONING COMMISSION PUBLIC HEARING RECORD **EXHIBIT #**

Previously Heard Application Materials	A-1 – A-9
Updated Subdivision Guarantee Including All Parcels	A-5A
Boots-N-Roses Estates Materials	S-15
Testimony received prior to the Planning and Zoning Commissions Public Hearing	T-1 – T-5
Oath or Affirmation Sheets & Testimony Submitted at the September 11, 2024 Hearing	T-6 – T-12
Sign In Sheet from September 11, 2024 Public Hearing	PZ-1
September 11, 2024 Public Hearing Reason and Decision and Minutes	S-16 – S-17
Audio Recording of the Public Hearing	

DECEMBER 11, 2024
SECOND PLANNING AND ZONING COMMISSION **EXHIBIT #**
PUBLIC HEARING RECORD

Supplemental Narrative	A-2A
Updated Preliminary Plat & Phasing Plan (dated 10/31/2024)	A-3A
New Verification of compliance with notice requirements and photographs of the subject parcels	S-10A, S-12A, S-13A S-14A
Testimony received prior to the Planning and Zoning Commissions Public Hearing	T-1A, T-3A, T-4A, and T-13

Bishop Estates Preliminary Plat – Supplemental Narrative

On September 11, 2024, a Public Hearing was held to discuss the proposed Preliminary Plat for Bishop Estates. At the meeting the Commission requested that some additional information be provided to further inform a decision on the proposed preliminary plat. The information that was requested is as follows:

1. Cost of sewer connection to the GWSD system including costs for infrastructure upgrades, if applicable.
2. Cost of individual septic systems for each lot.
3. Analysis of feasibility of sewer connection vs. septic connection.
4. Cost of culinary water connection to the GWSD system including costs for infrastructure upgrades, if applicable.
5. Analysis of feasibility for water connection vs. independent wells.
6. Further discussion with GWSD to determine if a Development Agreement can be obtained with language that doesn't require full upfront payment of connection fees.
7. Information pertaining to GWSD's sewer capacity remaining for additional connections to the system.
8. Redline edits by the County Surveyor corrected.

This supplemental narrative provides a description of the work that was completed and how each item was addressed.

1.0 Cost for Sewer Connection to the GWSD.

Sunrise Engineering (SE) reached out to HLE or the engineer that represents the GWSD. The connecting manhole for the proposed subdivision is located at the intersection of 200 N and 400 West. This is approximately 900 feet from the southern access to the subdivision. A preliminary layout for the potential sewer system was created and analyzed. It was found that the subdivision could not be serviced by a gravity sewer line. The existing invert of the connecting manhole in addition to the existing topography of the proposed subdivision would require the construction of a sewer lift station in order to service the property. SE coordinated the findings with the HLE and it was conveyed that the GWSD would accept a lift station to service 35 properties. After the lift station was added to the preliminary layout a sewer system quantity takeoff was put together for what construction items would be required to build the sewer system within the subdivision and the connection to the GWSD. Exhibits 1 and 2 reflect the breakdown or the construction of the sewer system and the connection to the GWSD.

2.0 Cost of Individual Septic System

The next item that was requested was the cost for the construction of individual septic systems. Individual septic systems are not constructed at the time of the construction of the subdivision and are not paid for by the developer. Each septic system is designed to meet the specific needs of the home that is being built on each lot. As such, each individual septic system is designed, permitted, and built along with the home on

each lot. The cost for an individual septic system is borne by the lot owner. The developer reached out to a contractor that does work in the area and was given an estimated cost. The cost for an average septic system in the area is approximately \$12,500.

3.0 Analysis of Feasibility of Sewer Connection versus Septic Connection

To analyze the feasibility of the sewer connection to the GWSD versus individual septic systems it is important to note the difference in how they are funded and when they are required. Ultimately the question is going to be what would potential buyers be willing to pay for the two different options? Connection to the GWSD would be paid for by the developer and would be constructed up front as part of the subdivision. The cost for these improvements is carried by the developer, including the interest if there is any financing, until sufficient lots are sold according to the absorption rate of the area to pay back the upfront expense. Additionally, land development is a business with a profit margin of 10% to 20% depending on the size of the project. To be feasible for a developer to construct the sewer a profit margin must be achieved, or the business model fails, and it does not make any sense to do the project.

In contrast individual septic systems would be paid for by the individual homeowners and would be constructed as part of the home construction for each individual lot. The developer does not carry these costs or the associated interest rate. As such when comparing the two and performing a feasibility analysis we need to get as close to comparing apples to apples. To do so, this analysis compares the two methods as the cost to the end user to have a functioning sewer hookup to either a sewer system or a septic system.

To achieve this a model was put together in a spreadsheet that reflects all the associated expenses with doing the development. These expenses include the construction items including a 10% contingency, the soft costs which include the design fees, project management fees, and the interest that will be paid by the developer to finance the development, the land cost, and the profit margin of 10%. The resulting total end cost per lot shows approximately how much on average each lot would be sold for. Four separate spreadsheets or models were put together and are attached in Appendix A of this Narrative. Exhibit 1 reflects the connection of both the water and sewer to the GWSD systems. Exhibit 2 reflects the connection of only the sewer to the GWSD Systems. Exhibit 3 reflects not connecting to either and having individual wells and septic systems on each lot. Finally Exhibit 4 reflects the connection of only the water to the GWSD.

Table 1.0 shows the comparison of the cost to the end user to have a functioning sewer system as described above and utilizes the models created and shown in Exhibit 2 and 3. The sewer connection to the GWSD will cost the end user \$33,320.04 more than installing individual septic systems.

Table 1.0 – Cost Comparison to End User for Sewer vs. Septic Connection

Description	Sewer Connection to GWSD	Septic Connection
Cost of Lot	\$ 130,487.81	\$ 96,967.77
Availability Fee GWSD	\$ 12,300.00	\$ -
Construction of Septic System	\$ -	\$ 12,500.00
Total Cost to the End User	\$ 142,787.81	\$ 109,467.77

The second aspect of the feasibility analysis is to compare similar lots in size in the area to see what the price point will need to be in order to be competitive on the market when selling these lots. This will help answer the question of what would potential buyers be willing to pay for the two different options? A simple area search on Zillow for Lots/Land in proximity to the proposed subdivision is shown in Figure 1. There are three properties in the area. The three properties are 1.4 acres, 1 acre, and 1.26 acres. The corresponding asking price for these properties are \$64,000, \$79,000 and \$115,000 respectively. Additionally, the developer has done a search on MLS for comparables. The print outs for the properties that were found are included in Appendix B. They were able to find one lot has closed that was 1.45 acres. The closing price was \$110,000. The rest of the lots are just listed. Lots that are 1 acre are being advertised at \$89,900. Please note that these are asking prices and not the prices for which they were sold. The septic connection option is competitive with the price point at \$96,967.77 as shown in Exhibit 3; however the cost for the lot goes up to \$130,487.81 when the sewer is connected to the GWSD. Due to the cost difference between the two options considered, it is not feasible to connect to the GWSD at the density requested which meets the zoning requirements. When potential buyers do their due diligence they will recognize that there is just not value for the additional cost.

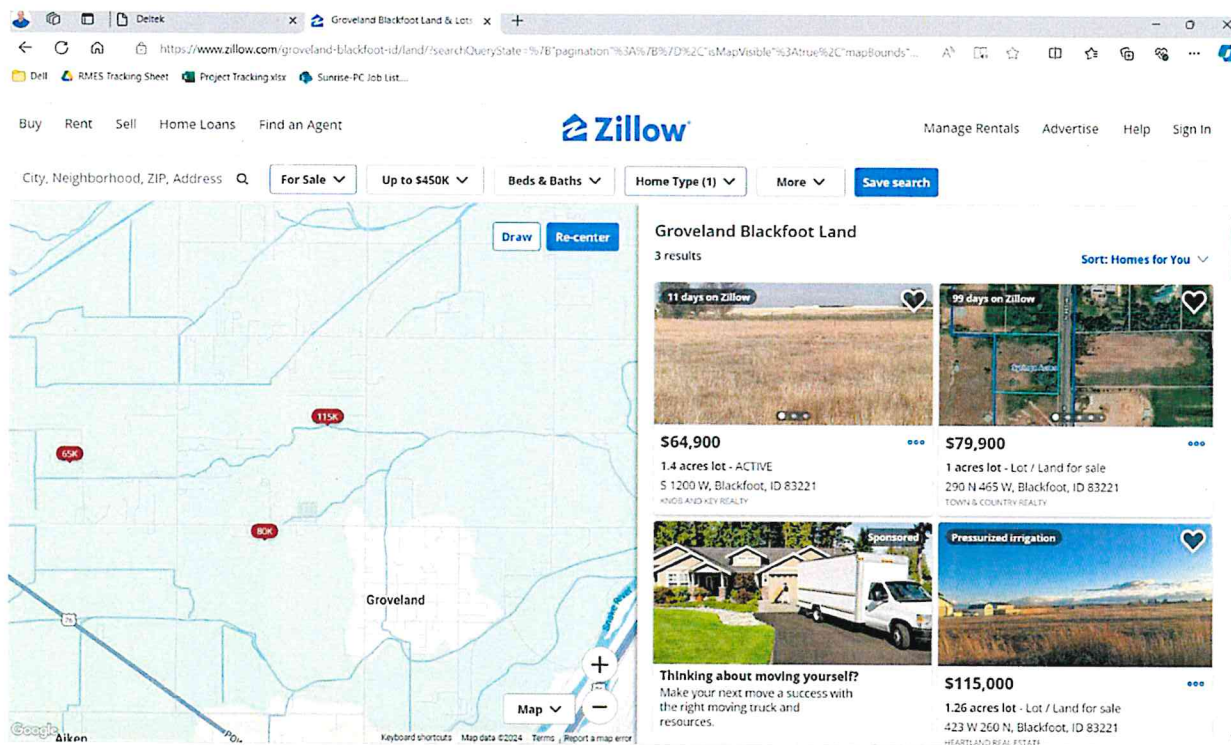


Figure 1: Zillow Area Search on 10-21-2024

4.0 Cost for Water Connection to GWSD.

According to HLE, the closest connection point to the GWSD water system is located at the intersection of 200 N. and Knight Ave. This is approximately 3,500 feet from the southern entrance to the proposed subdivision. A preliminary layout was created for the potential water distribution system inside of the subdivision along with the offsite improvements that are necessary to connect to the above-mentioned connection point. The resulting cost for the water system improvements that are required to connect to

the GWSD is reflected in Exhibits 1 and 4 included in Appendix A. In the review letter from the GWSD dated September 5, 2024, the GWSD made it clear that they cannot provide fire flow to the project without significant additional costs. Fire flow improvements were not included in the model.

5.0 Analysis of Feasibility for Water Connection vs. Independent Wells

Once again it is important to understand the difference between how the two options that are being considered are funded and when they are required. Connection to the GWSD water system would be required and funded up front by the developer as part of the construction of the project. Connection to the GWSD would be paid for by the developer and would be constructed up front as part of the subdivision. The cost for these improvements is carried by the developer, including the interest if there is any financing, until sufficient lots are sold according to the absorption rate of the area to pay back the upfront expense. Additionally, land development is a business with a profit margin of 10% to 20% depending on the size of the project. To be feasible for a developer to construct the water system a profit margin must be achieved, or the business model fails, and it does not make any sense to do the project.

In contrast the drilling and construction of an individual well would be paid for by the individual homeowners and would be constructed as part of the home construction for each individual lot. The developer does not carry these costs or the associated interest rate. As such when comparing the two and performing a feasibility analysis we need to get as close to comparing apples to apples. To do so, this analysis compares the two methods as the cost to the end user to have a functioning water system to either the GWSD Water System or an individual well. For comparison purposes for this narrative the developer reached out to a well driller that is familiar with the area. He was quoted the price of \$15,823.50 for an average well.

In a similar fashion to the sewer feasibility analysis in Section 3.0 a model was put together in a spreadsheet that reflects all the associated expenses with doing the development. These expenses include the construction items including a 10% contingency, the soft costs which include the design fees, project management fees, and the interest that will be paid by the developer to finance the development, the land cost, and the profit margin of 10%. The resulting total end cost per lot shows approximately how much on average each lot would be sold for. Four separate spreadsheets or models were put together and are found in Appendix A of this narrative. Exhibit 1 reflects the connection of both the water and sewer to the GWSD systems. Exhibit 2 reflects the connection of only the sewer to the GWSD Systems. Exhibit 3 reflects not connecting to either and having individual wells and septic systems on each lot. Finally Exhibit 4 reflects the connection of only the water to the GWSD.

Table 2.0 shows the comparison of the cost to the end user to have a functioning water system as described above and utilizes the models created and shown in Exhibit 3 and 4. The water connection to the GWSD will cost the end user \$14,657.11 more than installing individual wells.

Table 2.0 Cost Comparison to the End User for GWSD Water Connection vs. Individual Well

Description	Water Connection to GWSD	Individual Well
Cost of Lot	\$ 123,448.38	\$ 96,967.77
Availability Fee GWSD	\$ 4,000.00	\$ -
Construction of Individual Well	\$ -	\$ 15,823.50
Total Cost to the End User	\$ 127,448.38	\$ 112,791.27

In a similar fashion to the sewer, it is not feasible to connect to the GWSD at the density requested which meets the zoning requirements.

6.0 Development Agreement with the GWSD

As a result of the feasibility analysis that was performed above it is not feasible to do the project under the current zoning requirements if required to connect to the GWSD Water and Sewer System. As such the developer did not meet with the GWSD to discuss or negotiate the terms of a developer's agreement in relation to the availability fee for water and sewer. Where the analysis compared the cost to the end user it was not necessary to establish the timing of when the fee would be required. It was only important to know that at some point the fee would be required. The fee is reflected in Tables 1 and 2 as being borne by the end user.

7.0 Information pertaining to GWSD's sewer capacity remaining for additional connections to the system.

SE followed up with HLE who represents the GWSD prior to performing the analysis above. HLE conveyed that they have capacity for 35 additional connections which would take them to full capacity. These connections are available on a first come first served basis.

8.0 Redline Edits by the County Surveyor Corrected

SE called and discussed the redline edits that were requested with the County Surveyor. Where the preliminary plat is not the final recorded document and more of a proposed concept it was agreed that as long as the changes are addressed on the final plat, which is what will get recorded, that would be sufficient.

9.0 Phasing Map

Due to the absorption rate of the lots or the rate at which lots can be sold in the area the developer is proposing to phase the development. SE created a phasing map to reflect the requested phasing that is being proposed. The first phase includes the western access and the construction of the irrigation pump station. This needs to be done first in order to provide the irrigation service to each subsequent phase. Phase 2 was selected to include the rerouting of the ditches to maintain service to the downstream users. The other two phases were selected to complete the development while maintaining service and access to the property owners. The proposed phase map is included in Appendix C of this narrative.

Appendix A – Exhibits 1 through 4

Bishop Estates - Feasibility Analysis

Exhibit 1: Connection to both Water and Sewer from GWSD

Date: 10-20-2024

CATEGORY	ISPMC	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
DEMO/EARTHWORK	201-D1	Remove Existing Asphalt Surface	SF	6,186	\$ 2.25	\$ 13,918.50
	202	Ditch excavation	CY	1,300	\$ 13.50	\$ 17,550.00
SEWER	501-A	8" ASTM D 3034 Sewer Line	LF	3,720	\$ 75.00	\$ 279,000.00
	502-A	48" Sanitary Sewer Manhole	EA	17	\$ 6,000.00	\$ 102,000.00
	504-B	4" Sanitary Sewer Service	EA	35	\$ 2,500.00	\$ 87,500.00
	SP-1	Install Sewer Lift Station	EA	1	\$ 125,000.00	\$ 125,000.00
	505-A	Pressure Sewer Pipe - Size 4"	LF	1,300	\$ 50.00	\$ 65,000.00
ON SITE WATER	401-B	8" AWWA C-900 DR 18 Water Line	LF	3,904	\$ 55.00	\$ 214,710.65
	402-B	8" Resilient Seat Gate Valve	LF	11	\$ 2,500.00	\$ 27,500.00
	404-A1	1" Single Water Service	EA	35	\$ 2,300.00	\$ 80,500.00
OFF SITE WATER	401-B	8" AWWA C-900 DR 18 Water Line	LF	3,500	\$ 55.00	\$ 192,500.00
	402-B	8" Resilient Seat Gate Valve	EA	2	\$ 2,500.00	\$ 5,000.00
IRRIGATION	901-A	6" PW Eagle 200 Irrigation line	LF	3,509	\$ 35.00	\$ 122,815.00
	903-A	1" Pressure Irrigation Service	EA	35	\$ 3,000.00	\$ 105,000.00
	904	1" Irrigation Drain	EA	1	\$ 3,000.00	\$ 3,000.00
	905	Install Irrigation Pump Station	EA	1	\$ 47,276.97	\$ 47,276.97
	906	Install 24" Irrigation Carrier Pipe	LF	1,400	\$ 100.00	\$ 140,000.00
ROADWAY	810-A1	Plant Mix Pavement	SF	101,209	\$ 4.25	\$ 430,138.25
	810-A2	Patch back W 200 N to County Standard	SF	6,186	\$ 4.75	\$ 29,383.50
MISC	SP-1	Install Stop Sign	EA	2	\$ 2,000.00	\$ 4,000.00
	SP-2	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
	SP-3	Project Bonding	LS	1	\$ -	\$ -
	SP-4	Materials Testing	LS	1	\$ 15,000.00	\$ 15,000.00
	SP-5	Erosion Control Maintenance & Documentation	LS	1	\$ 10,000.00	\$ 10,000.00
	SP-6	Joint Trench (Approximate)	EA	35	\$ 7,000.00	\$ 245,000.00
	SP-7	Install Neighborhood Mailbox Unit	EA	2	\$ 3,000.00	\$ 6,000.00
		Contingency (10%)				
CONSTRUCTION TOTAL						\$ 2,615,572.16
SOFT COST	Engineering & Surveying Fees (5% of Construction and Contingency)					\$ 130,778.61
	Project Management Fees (10% of Construction, Contingency, Engineering & Surveying)					\$ 274,635.08
	Estimated Interest Paid for Financing Development for 5 Years at 10% Interest					\$1,036,278.74
LAND COST	Price of Land					\$ 937,185.00
TOTAL END COST TO DEVELOPER						\$ 4,994,449.58
BUSINESS MODEL	Profit Margin (10%)					\$ 499,444.96
TOTAL END COST TO PROPERTY OWNERS						\$ 5,493,894.54
TOTAL END COST/LOT						\$ 156,968.42

Bishop Estates - Feasibility Analysis

Exhibit 2: Connection to only Sewer from the GWSD

Date: 10-20-2024

CATEGORY	ISPWC	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
DEMO/EARTHWORK	201-D1	Remove Existing Asphalt Surface	SF	6,186	\$ 2.25	\$ 13,918.50
	202	Ditch excavation	CY	1,300	\$ 13.50	\$ 17,550.00
SEWER	501-A	8" ASTM D 3034 Sewer Line	LF	3,720	\$ 75.00	\$ 279,000.00
	502-A	48" Sanitary Sewer Manhole	EA	17	\$ 6,000.00	\$ 102,000.00
	504-B	4" Sanitary Sewer Service	EA	35	\$ 2,500.00	\$ 87,500.00
	SP-1	Install Sewer Lift Station	EA	1	\$ 125,000.00	\$ 125,000.00
	505-A	Pressure Sewer Pipe - Size 4"	LF	1,300	\$ 50.00	\$ 65,000.00
IRRIGATION	901-A	6" PW Eagle 200 Irrigation line	LF	3,509	\$ 35.00	\$ 122,815.00
	903-A	1" Pressure Irrigation Service	EA	35	\$ 3,000.00	\$ 105,000.00
	904	1" Irrigation Drain	EA	1	\$ 3,000.00	\$ 3,000.00
	905	Install Irrigation Pump Station	EA	1	\$ 47,276.97	\$ 47,276.97
	906	Install 24" Irrigation Carrier Pipe	LF	1,400	\$ 100.00	\$ 140,000.00
ROADWAY	810-A1	Plant Mix Pavement	SF	101,209	\$ 4.25	\$ 430,138.25
	810-A2	Patch back W 200 N to County Standard	SF	6,186	\$ 4.75	\$ 29,383.50
MISC	SP-1	Install Stop Sign	EA	2	\$ 2,000.00	\$ 4,000.00
	SP-2	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
	SP-3	Project Bonding	LS	1	\$ -	\$ -
	SP-4	Materials Testing	LS	1	\$ 15,000.00	\$ 15,000.00
	SP-5	Erosion Control Maintenance & Documentation	LS	1	\$ 10,000.00	\$ 10,000.00
	SP-6	Joint Trench (Approximate)	EA	35	\$ 7,000.00	\$ 245,000.00
	SP-7	Install Neighborhood Mailbox Unit	EA	2	\$ 3,000.00	\$ 6,000.00
Contingency (10%)						\$ 185,758.22
CONSTRUCTION TOTAL						\$ 2,043,340.44
SOFT COST	Engineering & Surveying Fees (5% of Construction and Contingency)					\$ 102,167.02
	Project Management Fees (10% of Construction, Contingency, Engineering & Surveying)					\$ 214,550.75
	Estimated Interest Paid for Financing Development for 5 Years at 10% Interest					\$854,641.61
LAND COST	Price of Land					\$ 937,185.00
TOTAL END COST TO DEVELOPER						\$ 4,151,884.82
BUSINESS MODEL	Profit Margin (10%)					\$ 415,188.48
TOTAL END COST TO PROPERTY OWNERS						\$ 4,567,073.31
TOTAL END COST/LOT						\$ 130,487.81

Bishop Estates - Feasibility Analysis

Exhibit 3: Individual Wells and Septic Systems

Date: 10/20/2024

CATEGORY	ISPMC	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
DEMO/EARTHWORK	201-D1	Remove Existing Asphalt Surface	SF	6,186	\$ 2.25	\$ 13,918.50
	202	Ditch excavation	CY	1,300	\$ 13.50	\$ 17,550.00
IRRIGATION	901-A	6" PW Eagle 200 Irrigation line	LF	3,509	\$ 35.00	\$ 122,815.00
	903-A	1" Pressure Irrigation Service	EA	35	\$ 3,000.00	\$ 105,000.00
	904	1" Irrigation Drain	EA	1	\$ 3,000.00	\$ 3,000.00
	905	Install Irrigation Pump Station	EA	1	\$ 47,276.97	\$ 47,276.97
	906	Install 24" Irrigation Carrier Pipe	LF	1,400	\$ 100.00	\$ 140,000.00
ROADWAY	810-A1	Plant Mix Pavement	SF	101,209	\$ 4.25	\$ 430,138.25
	810-A2	Patch back W 200 N to County Standard	SF	6,186	\$ 4.75	\$ 29,383.50
MISC	SP-1	Install Stop Sign	EA	2	\$ 2,000.00	\$ 4,000.00
	SP-2	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
	SP-3	Project Bonding	LS	1	\$ -	\$ -
	SP-4	Materials Testing	LS	1	\$ 15,000.00	\$ 15,000.00
	SP-5	Erosion Control Maintenance & Documentation	LS	1	\$ 10,000.00	\$ 10,000.00
	SP-6	Joint Trench (Approximate)	EA	35	\$ 7,000.00	\$ 245,000.00
	SP-7	Install Neighborhood Mailbox Unit	EA	2	\$ 3,000.00	\$ 6,000.00
Contingency (10%)						\$ 119,908.22
CONSTRUCTION TOTAL						\$ 1,318,990.44
SOFT COST	Engineering & Surveying Fees (5% of Construction and Contingency)					\$ 65,949.52
	Project Management Fees (10% of Construction, Contingency, Engineering & Surveying)					\$ 138,494.00
	Estimated Interest Paid for Financing Development for 5 Years at 10% Interest					\$624,719.28
LAND COST	Price of Land					\$ 937,185.00
TOTAL END COST TO DEVELOPER						\$ 3,085,338.24
BUSINESS MODEL	Profit Margin (10%)					\$ 308,533.82
TOTAL END COST TO PROPERTY OWNERS						\$ 3,393,872.06
TOTAL END COST/LOT						\$ 96,967.77

Bishop Estates - Feasibility Analysis

Exhibit 4: Connection to only Water from GWSD

Date: 10-20-2024

CATEGORY	ISPCW	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
DEMO/EARTHWORK	201-D1	Remove Existing Asphalt Surface	SF	6,186	\$ 2.25	\$ 13,918.50
	202	Ditch excavation	CY	1,300	\$ 13.50	\$ 17,550.00
ON SITE WATER	401-B	8" AWWA C-900 DR 18 Water Line	LF	3,904	\$ 55.00	\$ 214,710.65
	402-B	8" Resilient Seat Gate Valve	LF	11	\$ 2,500.00	\$ 27,500.00
	404-A1	1" Single Water Service	EA	35	\$ 2,300.00	\$ 80,500.00
OFF SITE WATER	401-B	8" AWWA C-900 DR 18 Water Line	LF	3,500	\$ 55.00	\$ 192,500.00
	402-B	8" Resilient Seat Gate Valve	EA	2	\$ 2,500.00	\$ 5,000.00
IRRIGATION	901-A	6" PW Eagle 200 Irrigation line	LF	3,509	\$ 35.00	\$ 122,815.00
	903-A	1" Pressure Irrigation Service	EA	35	\$ 3,000.00	\$ 105,000.00
	904	1" Irrigation Drain	EA	1	\$ 3,000.00	\$ 3,000.00
	905	Install Irrigation Pump Station	EA	1	\$ 47,276.97	\$ 47,276.97
	906	Install 24" Irrigation Carrier Pipe	LF	1,400	\$ 100.00	\$ 140,000.00
ROADWAY	810-A1	Plant Mix Pavement	SF	101,209	\$ 4.25	\$ 430,138.25
	810-A2	Patch back W 200 N to County Standard	SF	6,186	\$ 4.75	\$ 29,383.50
MISC	SP-1	Install Stop Sign	EA	2	\$ 2,000.00	\$ 4,000.00
	SP-2	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
	SP-3	Project Bonding	LS	1	\$ -	\$ -
	SP-4	Materials Testing	LS	1	\$ 15,000.00	\$ 15,000.00
	SP-5	Erosion Control Maintenance & Documentation	LS	1	\$ 10,000.00	\$ 10,000.00
	SP-6	Joint Trench (Approximate)	EA	35	\$ 7,000.00	\$ 245,000.00
	SP-7	Install Neighborhood Mailbox Unit	EA	2	\$ 3,000.00	\$ 6,000.00
Contingency (10%)						\$ 171,929.29
CONSTRUCTION TOTAL						\$ 1,891,222.16
SOFT COST	Engineering & Surveying Fees (5% of Construction and Contingency)					\$ 94,561.11
	Project Management Fees (10% of Construction, Contingency, Engineering & Surveying)					\$ 198,578.33
	Estimated Interest Paid for Financing Development for 5 Years at 10% Interest					\$806,356.40
LAND COST	Price of Land					\$ 937,185.00
TOTAL END COST TO DEVELOPER						\$ 3,927,903.00
BUSINESS MODEL	Profit Margin (10%)					\$ 392,790.30
TOTAL END COST TO PROPERTY OWNERS						\$ 4,320,693.30
TOTAL END COST/LOT						\$ 123,448.38

Appendix B – Property Comparables

MLS Number: LA2150722C (Closed)

List Price: \$121,689

TBD 460 N BLACKFOOT, ID 83221

Sold Date: 11/8/2022	Sold Price: \$110,000	How Sold: Cash
Selling Office Name: Real Broker LLC (#:5225)	Selling Agent Name: Josh Mitchell (#:8780)	
Seller Conc: No	Seller Concession Amount: 0	Sold Type: Arms Length
Co-Selling Listing Office: Real Broker LLC (#:5225)	Co-Selling Agent: Chelsey Mitchell (#:8915)	



Days on Market: 10	Unit #:
Original List Price: \$121,689	County: Bingham
Type: Residential	Sub Area: BLACKFOOT
Possible Use: Single Family, Other	Subdivision: PONDEROSA ACRES-BING
Lot Size (Apx SqFt): 63162	Elementary School: RIDGE CREST 55EL
Apx Acreage: 1.45	Middle School: Mountain View Middle School
Topography/Setting: Flat, Rural, None	High School: BLACKFOOT 55HS
	Zoning-General: BINGHAM RESID/AGR
	Zoning-Specific: BINGHAM-RESIDENTIAL/AGRICULTUR

HOA: No	Senior Community:	Legal Description: T2S R35E SEC 32 PONDEROSA SUB NO 2 BLK 3 LOT 10 P/C W/8039400
Covenants: No	Frontage: 216	Depth: 360
Parcel #: RP8039500	Taxes: 196.60	LID (Local Improvement District):
Irrigation Water: Yes	Irrigation Details: Water rights are available	
Irrigation: Flood System		
Location: Interstate Exit/Access, Low Traffic, Near Stream/River		
Curbs/Gutters: No Curbs	Sidewalks: No Sidewalks	
Access Roads:		
Short Term Rental: Unknown	Winter Access: Yes	
Soil Type: Unknown	Amenities: Fencing-Full Perimeter, Livestock Permitted	
Natural Gas: Other-See Remarks	Landscaping: None	
Water: None	View: None	
Sewer: Public Sewer	Telephone: Other-See Remarks	
Provider/Other Info: Idaho Power, Overhead, Beyond 100' of Lot		

Improvements:

Public Info: Rare opportunity for you to build the custom home of your dreams with the builder of your choice. City sewer tie-in is available nearby eliminating the need for a costly septic system. This lot is flat with an incredible view of the Idaho Sunset with room for animals to graze in a pasture. It is in a prime location to enjoy the peace and quiet of country living while still being able to cast a fishing line into the nearby Snake River. There is a short 5-minute cruise into Blackfoot or to hit the I-15 interstate. This property is prime so act fast.

Private Info: All offers must have proof of funds or an approval letter attached. Please use local title co in Blackfoot Alliance title or FATCO. The information herein may contain inaccuracies and is provided without warranty or guarantee of any kind. Buyers agents and Buyers must independently verify any info they deem material or important to their purchase. Buyer verifies schools, availability, and location of all utilities, lot dimensions, and sq footage. No power to the property but it is not too far away.

Driving Directions Beginning At: Going west on Hwy 39 from Hwy 26, turn right onto N 460 W, property is around the first corner and on the left. In the middle of the horseshoe between 460N and 470N.

Owner Name: WOOD	Occupant/Contact 1 Name:	
Occ/Cntct Phn:	Occ/CntctNm2:	Occ/Cntct Phn2:
Contract Type: Exclusive Right to Sell		
Sign: Yes	Agent Owned: No	Buyer Exclusions: No
Distressed Property: Not Applicable		
Showing Instructions: Call LO for Instructions		Possession: At Closing
Terms: Cash, Conventional, 1031 Exchange	Pndg Dt: 10/12/2022	EstClsgDt: 11/7/2022
Display on Internet: Yes	VOW AVM: Yes	
Co-List Office:	VOWCmnt: Yes	
	Display Address: Yes	
	Co-List Agent:	
Listing Office: AMP Realty (#:2134)	Listing Agent: Joseph James (Removed) (#:7697)	
Main: (208) 757-9538		
Fax:		

Information Herein Deemed Reliable but Not Guaranteed

MLS Number: LF2162428A (Active)

List Price: \$115,000

423 W 260 N BLACKFOOT, ID 83221



Days on Market 321
Original List Price: \$115,000
Type: Residential
Possible Use: Single Family
Lot Size (Apx SqFt):
Apx Acreage: 1.26
Topography/Setting: Flat

Unit #:
County: Bingham
Sub Area: GROVELAND
Subdivision: SHARLYN PARK-BING
Elementary School: GROVELAND 55EL
Middle School: Mountain View Middle
Scool
High School: BLACKFOOT 55HS
Zoning-General: BINGHAM RESID/AGR
Zoning-Specific: BINGHAM-
RESIDENTIAL/AGRICULTUR

HOA: No	Senior Community:	Legal Description: T2S R35E SEC 20 SHARLYN PARK DIV #3 BLK 1 LOT 22			
Covenants: Yes	Frontage:	Depth:	Flood Plain: N	LID (Local Improvement District): No	
Parcel #: RP8271805	Taxes: 94.90		Tax Year: 2023		
Irrigation Water: Yes	Irrigation Details: Pressurized System				
Irrigation: Pressurized System					
Location: Low Traffic					
Curbs/Gutters: No Curbs, No Gutters			Sidewalks: No Sidewalks		
Access Roads: Paved					
Short Term Rental: No			Winter Access: Yes		
Soil Type: Loam			Amenities: None		
Natural Gas: To Lot			Landscaping: None		
Water: None			View: Mountain View		
Sewer: None			Telephone: Not Available		
Provider/Other Info: Idaho Power, Underground, To Lot					
Improvements: Natural Gas, Underground Power, and Pressurized Irrigation to lot.					
Public Info: Large 1.26 Acre lot in the Sharlyn Park Subdivision. This is one of the biggest lots in this subdivision and it's ready for you to build your dream home and shop with plenty of room for trees and a garden. Underground power, natural gas and pressurized irrigation already to the lot with and an HOA for the irrigation only. This is a quite and spacious neighborhood out in the country in Groveland but is still close enough to town. Come take a look today! Buyer is responsible for the private well and septic to be installed.					
Private Info: Call or text LO Tami with any questions. 208-681-6646. Please use a local title company in Blackfoot. Alliance Title & Escrow, Flying S Title & Escrow or Pioneer Title Co.					
Driving Directions Beginning At: From Blackfoot head West on Hwy 26, turn right at 400 W, turn left at 260 N (Shayla Ln), lot on the left side with sign in front.					
Owner Name: Fairchild			Occupant/Contact 1 Name:		
Occ/Cntct Phn:		Occ/CntctNm2:		Occ/Cntct Phn2:	
Contract Type: Exclusive Right to Sell					
Sign: Yes		Agent Owned: Yes		Buyer Exclusions: No	
Distressed Property: Not Applicable					
Showing Instructions: Call LO for Instructions				Possession: At Closing	
Terms: Cash, Conventional		Pndg Dt:	EstClsgDt:	VOW AVM: No	VOWCmnt: No
Display on Internet: Yes			Display Address: Yes		
Co-List Office:			Co-List Agent:		
Listing Office: Heartland Real Estate (#:2098)			Listing Agent: Tami Fairchild (#:3997)		
Main: (208) 785-6685			Agent Email: tamiheartland@gmail.com		
Fax: (208) 785-6689			Contact #: (208) 681-6646		

Information Herein Deemed Reliable but Not Guaranteed

MLS Number: LF2170284A (Active)

List Price: \$89,900

427 W 270 N BLACKFOOT, ID 83221



Days on Market 27
Original List Price: \$89,900
Type: Residential
Possible Use: Single Family
Lot Size (Apx SqFt):
Apx Acreage: 1.04
Topography/Setting: Flat

Unit #:
County: Bingham
Sub Area: GROVELAND
Subdivision: SHARLYN PARK-BING
Elementary School: GROVELAND 55EL
Middle School: Mountain View Middle
Scool
High School: BLACKFOOT 55HS
Zoning-General: BINGHAM RESID/AGR
Zoning-Specific: BINGHAM-
RESIDENTIAL/AGRICULTUR

HOA: Yes	Senior Community: No	Legal Description: T2S R35E SEC 20 SHARLYN PARK DIV #3 BLK 2 LOT 2		
Covenants: Yes	Frontage:	Depth:	Flood Plain: N	LID (Local Improvement District): No
Parcel #: RP8271815	Taxes: 90.54		Tax Year: 2023	
Irrigation Water: Yes	Irrigation Details: Pressurized System			
Irrigation: Pressurized System				
Location: Low Traffic				
Curbs/Gutters: No Curbs, No Gutters		Sidewalks: No Sidewalks		
Access Roads: Paved				
Short Term Rental: No		Winter Access: Yes		
Soil Type: Loam	Amenities: None			
Natural Gas: To Lot	Landscaping: None			
Water: None	View: Mountain View			
Sewer: None	Telephone: Not Available			
Provider/Other Info: Idaho Power, Underground, To Lot				
Improvements: Natural Gas, Underground Power, and Pressurized Irrigation to lot.				
Public Info: Beautiful 1 Acre lot in the Sharlyn Park Subdivision in Groveland. Nice country feel yet not far from town. You will love this quiet and spacious neighborhood to build your dream home here with an HOA for the irrigation only. Buyer is responsible for the private well and septic to be installed.				
Private Info: Call or text LO Tami with any questions. 208-681-6646. Please use a local title company in Blackfoot. Alliance Title & Escrow, Flying S Title & Escrow or Pioneer Title Co.				
Driving Directions Beginning At: From Blackfoot head West on Hwy 26, turn right at 400 W, turn left at 270 N, lot is on the left side with sign in front.				
Owner Name: Fairchild		Occupant/Contact 1 Name:		
Occ/Cntct Phn:	Occ/CntctNm2:	Occ/Cntct Phn2:		
Contract Type: Exclusive Right to Sell				
Sign: Yes	Agent Owned: Yes	Buyer Exclusions: No		
Distressed Property: Not Applicable				
Showing Instructions: Vacant		Possession:		
Terms: Cash, Conventional	Pndg Dt:	EstClsgDt:	VOW AVM: No	VOWCmnt: No
Display on Internet: Yes		Display Address: Yes		
Co-List Office:		Co-List Agent:		
Listing Office: Heartland Real Estate (#:2098)		Listing Agent: Tami Fairchild (#:3997)		
Main: (208) 785-6685		Agent Email: tamiheartland@gmail.com		
Fax: (208) 785-6689		Contact #: (208) 681-6646		

Information Herein Deemed Reliable but Not Guaranteed

MLS Number: LF2170285A (Active)

List Price: \$89,900

426 W 270 N BLACKFOOT, ID 83221



Days on Market 27
Original List Price: \$89,900
Type: Residential
Possible Use: Single Family
Lot Size (Apx SqFt):
Apx Acreage: 1
Topography/Setting: Flat

Unit #:
County: Bingham
Sub Area: GROVELAND
Subdivision: SHARLYN PARK-BING
Elementary School: GROVELAND 55EL
Middle School: Mountain View Middle
Scool
High School: BLACKFOOT 55HS
Zoning-General: BINGHAM/AGR
Zoning-Specific: BINGHAM-
RESIDENTIAL/AGRICULTUR

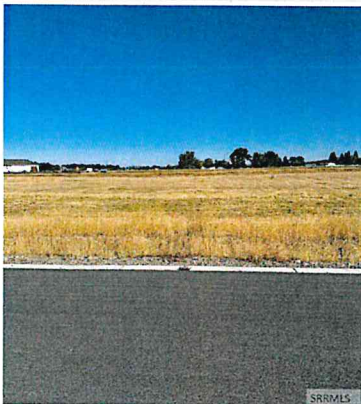
HOA: Yes	Senior Community: No	Legal Description: T2S R35E SEC 20 SHARLYN PARK DIV #3 BLK 1 LOT 2		
Covenants: Yes	Frontage:	Depth:	Flood Plain: N	LID (Local Improvement District): No
Parcel #: RP8271705		Taxes: 89.82	Tax Year: 2023	
Irrigation Water: Yes	Irrigation Details: Pressurized System			
Irrigation: Pressurized System				
Location: Low Traffic				
Curbs/Gutters: No Curbs, No Gutters		Sidewalks: No Sidewalks		
Access Roads: Paved				
Short Term Rental: No		Winter Access: Yes		
Soil Type: Loam		Amenities: None		
Natural Gas: To Lot		Landscaping: None		
Water: None		View: Mountain View		
Sewer: None		Telephone: Not Available		
Provider/Other Info: Idaho Power, Underground, To Lot				
Improvements: Natural Gas, Underground Power, and Pressurized Irrigation to lot.				
Public Info: Look no further, quiet and spacious neighborhood in the Sharlyn Park Subdivision of Groveland. This beautiful 1 acre lot is the perfect place to build your dream home on while still in the country but not far from town. Underground power, natural gas and pressurized irrigation to the lot. There is an HOA that is for irrigation only. Buyer is responsible for the private well and septic to be installed.				
Private Info: Call or text LO Tami with any questions. 208-681-6646. Please use a local title company in Blackfoot. Alliance Title & Escrow, Flying S Title & Escrow or Pioneer Title Co.				
Driving Directions Beginning At: From Blackfoot head West on Hwy 26, turn right at 400 W, turn left at 270 N, lot is on the right side with sign in front.				
Owner Name: Fairchild		Occupant/Contact 1 Name:		
Occ/Cntct Phn:	Occ/CntctNm2:	Occ/Cntct Phn2:		
Contract Type: Exclusive Right to Sell				
Sign: Yes	Agent Owned: Yes	Buyer Exclusions: No		
Distressed Property: Not Applicable				
Showing Instructions: Vacant		Possession: At Closing		
Terms: Cash, Conventional	Pndg Dt:	EstClsgDt:	VOW AVM: No	VOWCmnt: No
Display on Internet: Yes		Display Address: Yes		
Co-List Office:		Co-List Agent:		
Listing Office: Heartland Real Estate (#:2098)		Listing Agent: Tami Fairchild (#:3997)		
Main: (208) 785-6685		Agent Email: tamiheartland@gmail.com		
Fax: (208) 785-6689		Contact #: (208) 681-6646		

Information Herein Deemed Reliable but Not Guaranteed

MLS Number: LF2170286A (Active)

List Price: \$89,900

428 W 270 N BLACKFOOT, ID 83221



Days on Market 27
Original List Price: \$89,900
Type: Residential
Possible Use: Single Family
Lot Size (Apx SqFt):
Apx Acreage: 1
Topography/Setting: Flat

Unit #:
County: Bingham
Sub Area: GROVELAND
Subdivision: SHARLYN PARK-BING
Elementary School: GROVELAND 55EL
Middle School: Mountain View Middle
Scool
High School: BLACKFOOT 55HS
Zoning-General: BINGHAM RESID/AGR
Zoning-Specific: BINGHAM-
RESIDENTIAL/AGRICULTUR

HOA: Yes	Senior Community: No	Legal Description: T2S R35E SEC 20 SHARLYN PARK DIV #3 BLK 1 LOT 3		
Covenants: Yes	Frontage:	Depth:	Flood Plain: N	LID (Local Improvement District): No
Parcel #: RP8271710		Taxes: 89.82		Tax Year: 2023
Irrigation Water: Yes	Irrigation Details: Pressurized System			
Irrigation: Pressurized System				
Location: Low Traffic				
Curbs/Gutters: No Curbs, No Gutters		Sidewalks: No Sidewalks		
Access Roads: Paved				
Short Term Rental: No		Winter Access: Yes		
Soil Type: Loam	Amenities: None			
Natural Gas: To Lot	Landscaping: None			
Water: None	View: Mountain View			
Sewer: None	Telephone: Not Available			
Provider/Other Info: Idaho Power, Underground, To Lot				
Improvements: Natural Gas, Underground Power, and Pressurized Irrigation to lot.				
Public Info: Build your dream home here in the Sharlyn Park Subdivision in Groveland. The large 1 acre lot provides plenty of room to build in this quite and spacious neighborhood. Enjoy the feel of being out in the county but still close enough to shopping and restaurants in town. You will appreciate the underground power and natural gas and pressurized irrigation to the lot. Buyer is responsible for the private well and septic to be installed. HOA for Irrigation only.				
Private Info: Seller is related to Agent. Call or text LO Lindsay with any questions. 208-681-6643. Please use a local title company in Blackfoot. Alliance Title & Escrow, Flying S Title & Escrow or Pioneer Title Co.				
Driving Directions Beginning At: From Blackfoot head West on Hwy 26, turn right at 400 W, turn left at 270 N, lot is on the right side with sign in front.				
Owner Name: Fairchild		Occupant/Contact 1 Name:		
Occ/Cntct Phn:	Occ/CntctNm2:	Occ/Cntct Phn2:		
Contract Type: Exclusive Right to Sell				
Sign: Yes	Agent Owned: No	Buyer Exclusions: No		
Distressed Property: Not Applicable				
Showing Instructions: Vacant		Possession: At Closing		
Terms: Cash, Conventional	Pndg Dt:	EstClsgDt:	VOW AVM: No	VOWCmnt: No
Display on Internet: Yes		Display Address: Yes		
Co-List Office:		Co-List Agent:		
Listing Office: Heartland Real Estate (#:2098)		Listing Agent: Lindsay Fairchild (#:7643)		
Main: (208) 785-6685		Agent Email: fairchildlk@hotmail.com		
Fax: (208) 785-6689		Contact #: (208) 681-6643		

Information Herein Deemed Reliable but Not Guaranteed

MLS Number: LF2170287A (Active)

List Price: \$89,900

430 W 270 N BLACKFOOT, ID 83221



Days on Market 27
Original List Price: \$89,900
Type: Residential
Possible Use: Single Family
Lot Size (Apx SqFt):
Apx Acreage: 1
Topography/Setting: Flat

Unit #:
County: Bingham
Sub Area: GROVELAND
Subdivision: SHARLYN PARK-BING
Elementary School: GROVELAND 55EL
Middle School: Mountain View Middle
Scool
High School: BLACKFOOT 55HS
Zoning-General: BINGHAM RESID/AGR
Zoning-Specific: BINGHAM-
RESIDENTIAL/AGRICULTUR

HOA: Yes	Senior Community: No	Legal Description: T2S R35E SEC 20 SHARLYN PARK DIV #3 BLK 1 LOT 4		
Covenants: Yes	Frontage:	Depth:	Flood Plain: N	LID (Local Improvement District): No
Parcel #: RP8271715		Taxes: 89.82		Tax Year: 2023
Irrigation Water: Yes	Irrigation Details: Pressurized System			
Irrigation: Pressurized System				
Location: Low Traffic				
Curbs/Gutters: No Curbs, No Gutters		Sidewalks: No Sidewalks		
Access Roads: Paved				
Short Term Rental: No		Winter Access: Yes		
Soil Type: Loam		Amenities: None		
Natural Gas: To Lot		Landscaping: None		
Water: None		View: Mountain View		
Sewer: None		Telephone: Not Available		
Provider/Other Info: Idaho Power, Underground, To Lot				
Improvements: Natural Gas, Underground Power, and Pressurized Irrigation to lot.				
Public Info: The Sharlyn Park Subdivision in Groveland has this beautiful 1 acre lot ready for you to build your dream home with underground power and natural gas and pressurized irrigation to the lot. In the country but not far from town. Quiet and spacious neighborhood. HOA is for the irrigation only. Buyer is responsible for the private well and septic to be installed.				
Private Info: Seller is related to Agent. Call or text LO Randal with any questions. 208-681-6645. Please use a local title company in Blackfoot. Alliance Title & Escrow, Flying S Title & Escrow or Pioneer Title Co.				
Driving Directions Beginning At: From Blackfoot head West on Hwy 26, turn right at 400 W, turn left at 270 N, lot is on the right side with sign in front.				
Owner Name: Fairchild		Occupant/Contact 1 Name:		
Occ/Cntct Phn:	Occ/CntctNm2:	Occ/Cntct Phn2:		
Contract Type: Exclusive Right to Sell				
Sign: Yes	Agent Owned: No		Buyer Exclusions: No	
Distressed Property: Not Applicable				
Showing Instructions: Call LO for Instructions, Vacant			Possession: At Closing	
Terms: Cash, Conventional	Pndg Dt:	EstClsgDt:	VOW AVM: No	VOWCmnt: No
Display on Internet: Yes		Display Address: Yes		
Co-List Office:		Co-List Agent:		
Listing Office: Heartland Real Estate (#:2098)		Listing Agent: Randal Fairchild (#:7692)		
Main: (208) 785-6685		Agent Email: rjfairchild@gmail.com		
Fax: (208) 785-6689		Contact #: (208) 681-6645		
Information Herein Deemed Reliable but Not Guaranteed				

MLS Number: LF2170685P (Pending)

List Price: \$129,900

TBD N 100 W BLACKFOOT, ID 83221



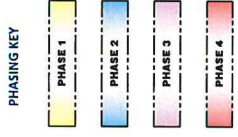
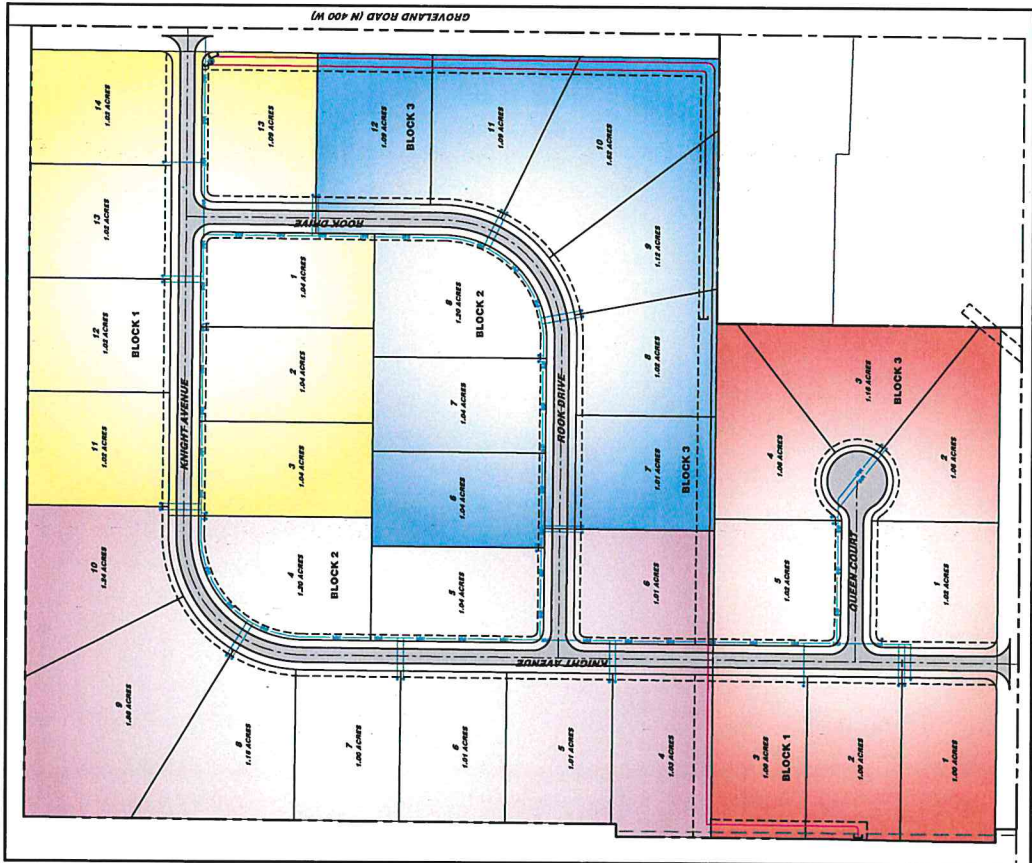
Days on Market 3
Original List Price: \$129,900
Type: Residential
Possible Use: Single Family
Lot Size (Apx SqFt):
Apx Acreage: 1.47
Topography/Setting: Flat

Unit #:
County: Bingham
Sub Area: BLACKFOOT
Subdivision: NONE
Elementary School: WAPELLO 55EL
Middle School: BLACKFOOT 6TH
GRADE
High School: BLACKFOOT 55HS
Zoning-General: BINGHAM RESIDENTIA
Zoning-Specific: BINGHAM-R-
RESIDENTIAL

HOA: No	Senior Community:	Legal Description: T2S R35E SEC 25 T-18367
Covenants: No	Frontage:	Depth: Flood Plain: N LID (Local Improvement District): Unknown
Parcel #: RP0317308	Taxes: 328.00	Tax Year: 2023
Irrigation Water: Yes	Irrigation Details: shares	
Irrigation: Pressurized System		
Location: Low Traffic		
Curbs/Gutters: No Curbs	Sidewalks: No Sidewalks	
Access Roads:		
Short Term Rental: No	Winter Access: Yes	
Soil Type: Loam, Rocky	Amenities:	
Natural Gas: Not Available	Landscaping: Sprinkler System-Partial	
Water: Well	View: Valley View	
Sewer: Private Septic	Telephone: To Lot, Not Available	
Provider/Other Info: Idaho Power		
Improvements: Power and irrigation to lot. Privet paved driveway		
Public Info: Beautiful building lot in Blackfoot. no HOA		
Private Info:		
Driving Directions Beginning At: North on 100 N to 100 N then right to property on left.		
Owner Name: Spillet	Occupant/Contact 1 Name:	
Occ/Cntct Phn:	Occ/CntctNm2:	Occ/Cntct Phn2:
Contract Type: Exclusive Right to Sell		
Sign: Yes	Agent Owned: No	Buyer Exclusions: No
Distressed Property: Not Applicable		
Showing Instructions: Vacant		Possession: At Closing
Terms: Cash, Conventional, 1031 Exchange	Pndg Dt: 10/18/2024	EstClsgDt: 11/15/2024 VOW AVM: Yes VOWCmnt: Yes
Display on Internet: Yes		Display Address: Yes
Co-List Office:		Co-List Agent:
Listing Office: HomeSmart Premier Realty (#:2133)	Listing Agent: Mertello Baird (#:641)	
Main: (208) 510-0551	Agent Email: tellobaird@gmail.com	
Fax:	Contact #: (208) 339-0711	
Co-Listing Office: HomeSmart Premier Realty (#:2133)	Co-Listing Agent: Amanda Scott (#:7666)	
Co-Main: (208) 510-0551	Co-Agent Email: amandamaesellsit@gmail.com	
Co-Fax:	Co-Contact #: (208) 403-6547	

Information Herein Deemed Reliable but Not Guaranteed

Appendix C – Proposed Phasing Plan



INTELLECTUAL PROPERTY NOTICE
 THE DESIGN, DRAWINGS, SPECIFICATIONS, AND ASSOCIATED DOCUMENTS ARE THE SOLE PROPERTY OF SR. THEY ARE SUBJECT TO COPYRIGHTS OF SR. THEY ARE HEREBY GRANTED TO YOU FOR USE ONLY ON THIS SPECIFIC PROJECT AND USE OF THEM FOR ANY OTHER PROJECT OR REPRODUCTION, WHICH IS NOT EXPRESSLY AUTHORIZED BY SR, IS STRICTLY PROHIBITED. YOU AGREE TO INDEMNIFY AND HOLD SR HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST SR OR ITS ASSOCIATES AS A RESULT OF YOUR USE OF THESE DOCUMENTS.



PHASING PLAN FOR:
BISHOP ESTATES
 LOCATED IN SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH,
 RANGE 35 EAST, B.M., BINGHAM COUNTY, IDAHO

DEVELOPER INFORMATION	
OWNER	WESTERN SLOPE DEVELOPMENT LLC
CONTACT	LANA K. STANFORD
ADDRESS	124 SOUTH MAIN STREET MONTICELLO, ID 83251
PHONE	208.207.6555
SHEET INFORMATION	
PROJECT #	10069
DATE	02/22/2024
DESIGNED BY	SR
CHECKED BY	SR

SUNRISE ENGINEERING
 655 EAST OAK STREET, MONTICELLO, ID 83251
 TELEPHONE 208.234.0110
 WWW.SUNRISE-ENG.COM

1 OF 1
 SHEET NUMBER


BINGHAM COUNTY
PLANNING & DEVELOPMENT SERVICES

NOTICE OF POSTING

I hereby certify that on November 21, 2024, I personally posted the Bingham County, Planning & Development Department Notice for File No. 3229 at the following location(s):

Approx. Location: North and West of 206 N 400 W, Blackfoot, ID. Parcel Nos. RP0308501, RP0308509 & RP0308508. T2S, R35E, Sec 20, consisting of approx. 44.60 acres.



Posted on 400 W Groveland Road on the East Property Line

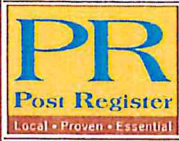
Posted on 200 North Porterville Road on the South Property Line



Addie Jo Jackman

Addie Jo Jackman
Assistant Director/Lead Planner

**Exhibit
S-10A**



PROOF OF PUBLICATION Idaho State Journal and Post Register

State of Idaho
County of Bingham

I, Collins Crapo first being duly sworn, depose and say: That I am the Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of The Idaho State Journal and Post Register, a newspaper of general circulation, published 4 days, Tuesday, Wednesday, Friday and Saturday, at Pocatello and Idaho Falls, Idaho.

That the notice, of which a copy is hereto attached and made a part of this affidavit, was published in said Idaho State Journal and Post Register and on IdahoPublicNotices.com for 1 day(s), first publication having been made on 11/15/2024 last publication having been made on 11/15/2024, and that the said notice was published in the regular and entire issue of said papers on the respective dates of publication, and that such notice was published in the newspaper and not in a supplement.

Collins Crapo

Subscribed and sworn to before me, on this 15th day of November, 2024

Beth Crossley

Notary Public
My commission expires:

_____ attached jurat _____

STATE OF IDAHO

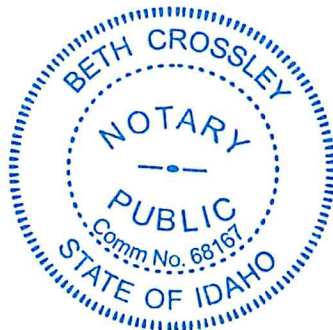
ss.

COUNTY OF BINGHAM

On this 15th day of November, 2024 before me, the undersigned, a Notary public for said state, personally appeared Collins Crapo, known or identified to me to be the person whose name is 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.

Beth Crossley
Notary Public for APG of the Rockies
Residing: Idaho Falls, Idaho
Commission expires: 7/28/28



**BINGHAM COUNTY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Bingham County Planning & Zoning Commission will hold a Public Hearing, beginning on December 11, 2024 at 6:00 p.m. and continuing through December 12, 2024 at 6:00 p.m. if not concluded. The meetings will take place in Courtroom #1, Bingham County Courthouse, 501 N. Maple, Blackfoot, Idaho. For more information on the Applications please refer to <https://www.binghamid.gov/departments/planninganddevelopment/PublicHearings>

A. The following Public Hearing Applications will be heard:

1. ZONING AMENDMENT (ACTION ITEM: RECOMMENDATION) Property Owners: Gregory & Aimee Austin. Approx. Location: West of 593 W HWY 39, Blackfoot, ID. Parcel No. RP0360202, located in T3S, R35E, Sec 06, consisting of up to approx. 2.55 acres.

2. SECOND PUBLIC HEARING FOR BISHOP ESTATES SUBDIVISION (ACTION ITEM: RECOMMENDATION) Property Owners: Ned & Barbara Gneiting Living Trust, c/o Randy Gneiting. Developer: Intermountain Development & Construction, LLC. Approx. Location: North and West of 206 N 400 W, Blackfoot, ID. Parcel Nos. RP0308501, RP0308509 & RP0308508, T2S, R35E, Sec 20, totaling up to approx. 45 acres.

3. NORTH RIVER ESTATES SUBDIVISION (ACTION ITEM: RECOMMENDATION) Property Owner: Rockwell Homes, Inc. Approx. Location: North, East and South of 1569 N 800 E, Shelley, ID. Parcel No. RP0449907, T1N, R37E, Sec 16, consisting of approx. 43.73 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@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 12th day of November, 2024.

/s/Tiffany G. Olsen

Tiffany G. Olsen
Planning & Development Director
Bingham County, Idaho

Published: November 15th, 2024 (PR/ISJ26092-580991)

Blackfoot/Snake River Government Agency Notice

Company Name	Attention	Address	City	St	Zip
Bingham County Appraisal		Service by Email			
Bingham County Assessor		Service by Email			
Bingham County Building Official		Service by Email			
Bingham County Parks & Recreation		Service by Email			
Bingham County Public Works		Service by Email			
Bingham County Sheriff		Service by Email			
Bingham County Surveyor		Service by Email			
Bingham County Treasurer		Service by Email			
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
Corbett 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		900 N. Skyline Dr. #A	Idaho Falls	ID	83402
Eastern Idaho Water Company		279 N 400 E	Blackfoot	ID	83221
Fort Hall Business Council		PO Box 306	Fort Hall	ID	83203
Groveland Water & Sewer	Marc Pange	144 N 400 W	Blackfoot	ID	83221
Idaho Department of Lands	Pat Brown	3563 Ririe Highway	Idaho Falls	ID	83401
Idaho Department of Transportation		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
Idaho Public Health Department	Ken Keller	1901 Alvin Ricken Dr.	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
Riverside Canal Co		379 W 150 N	Blackfoot	ID	83221

**Exhibit
S-13A**

Blackfoot/Snake River Government Agency Notice

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
U.S. Army Corps of Engineers Walla Walla District Idaho Falls Regulatory Office		900 N Skyline Road, Suite A	Idaho Falls	ID	83402
Watson Canal Co	Karl Williams	237 S 900 W	Blackfoot	ID	83221
Wearyrick Ditch Co		66 S 700 W	Blackfoot	ID	83221

45 Government Agencies

NOTICE OF MAILING

I hereby certify on November 18, 2024, I, Addie Jo Jackman, personally mailed notice of the proposed request to the above named Government Agencies.

Addie Jo Jackman

Addie Jo Jackman
Assistant Director/Lead Planner

BINGHAM COUNTY

PLANNING & DEVELOPMENT SERVICES

NOTICE TO PROPERTY OWNERS WITHIN 300 FEET & NOTICE TO GOVERNMENT AGENCIES PER BINGHAM COUNTY CODE SECTION 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 **Wednesday, December 11, 2024 and continuing through Thursday December 12, 2024 if not concluded prior to** in Courtroom #1, Bingham County Courthouse, 501 N. Maple, Blackfoot, Idaho. The meeting will start at 6:00 pm or as soon as it may be heard.

The following Application will be heard:

SECOND PUBLIC HEARING RE: BISHOP ESTATES SUBDIVISION (ACTION ITEM: RECOMMENDATION) Property Owners, The Ned & Barbara Gneiting Living Trust and Developer, Intermountain Development & Construction, LLC, requested to create a thirty-five (35) lot subdivision, zoned “R/A” Residential/Agriculture, within the City of Blackfoot Area of Impact, with lots ranging in size from 1.0 to 1.9 acres, to be known as the Bishop Estates Subdivision, at the Planning and Zoning Commissions September 11, 2024 Public Hearing. The Commission tabled the Application and requested to receive additional information pertaining to connection feasibility to the Groveland Water and Sewer District (GWSD) for culinary water and sanitary sewer services, GWSD’s sewer capacity, cost of individual culinary wells and private septic systems, potential terms of a Development Agreement with GWSD, and an updated Preliminary Plat as requested by the County’s Surveyor. Based on the information provided by the Applicant, the Developers are still proposing individual culinary wells and private septic systems and have provided an updated Preliminary Plat, depicting a 4-phase development, for the Planning and Zoning Commissions further consideration. **Approx. Location: North and West of 206 N 400 W, Blackfoot, ID. Parcel Nos. RP0308501, RP0308509 & RP0308508, Township 2 South, Range 35 East, Section 20, consisting of up to approx. 45.00 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 490 N. Maple, Suite A, Blackfoot, ID 83221 or email to planningtestimony@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.

Please refer to our website <https://www.binghamid.gov/planning-zoning-commission> to review Public Hearing Procedures and <https://www.binghamid.gov/departments/planninganddevelopment/PublicHearings> to review the Agenda which details the order of the meeting and for more information on the subject Application.

Dated this 18th day of November, 2024.

Tiffany G. Olsen
Planning & Development Director

**PROPERTY OWNERS LIST
BISHOP ESTATES SUBDIVISION**

OWNER	ADDRESS	CITY STATE ZIP
BRYAN & STEPHANIE MITCHELL	2932 TREVINO DR	BLACKFOOT ID 83221-0000
CHERYL HENDERSON	431 W 200 N	BLACKFOOT ID 83221-0000
CHET & SHALISSA NICHOLAS	206 N 400 W	BLACKFOOT ID 83221-0000
CONNIE ANDERSON & PORTER WASIA	425 W 200 N	BLACKFOOT ID 83221-5803
DOUGLAS & BEVERLY DILLARD	246 N 400 W	BLACKFOOT ID 83221-0000
ELLEN JOHNSON	411 W 200 N	BLACKFOOT ID 83221-0000
ERIC & DENISE ESKELSEN	405 W 200 N	BLACKFOOT ID 83221-0000
GROVELAND CEM MAINT DIST	960 W 650 N	BLACKFOOT ID 83221-0000
GROVELAND CEMETERY MAINT DIST C/O	414 N 400 W	BLACKFOOT ID 83221-0000
JAMES & MAKAYLA CHRISTENSEN	407 W 200 N	BLACKFOOT ID 83221-0000
JOHN & LOIS OLSEN	40 W RICH LANE	BLACKFOOT ID 83221-0000
M 5 LAND & CATTLE LLC	4645 S DEERCREEK RD	SALT LAKE CITY UT 84124-0000
NED & BARBARA GNEITING LVG TRST C/O	361 W 200 N	BLACKFOOT ID 83221-0000
TANYA & BRYAN BULLOCK	196 N 400 W	BLACKFOOT ID 83221-0000
WHITNEY MANWARING	85 BERGESON DR	BLACKFOOT ID 83221-2155

15 PROPERTY OWNERS

**INDIVIDUALS WHO TESTIFIED AT THE SEPTEMBER 11, 2024
PLANNING & ZONING COMMISSION PUBLIC HEARING**

BLAINE ROBBINS	431 W 100 N	BLACKFOOT ID 83221-0000
CHAD PETERSON	370 W 170 N	BLACKFOOT ID 83221-0000
CHET NICHOLAS	206 N 400 W	BLACKFOOT ID 83221-0000
DANNIS ADAMSON	158 S MAIN STREET	POCATELLO ID 83201
SHALISSA NICHOLAS	206 N 400 W	BLACKFOOT ID 83221-0000

6 PROPERTY OWNERS

NOTICE OF MAILING

I hereby certify on November 18, 2024 I, Addie Jo Jackman, personally mailed notice of the proposed request to the above named individuals. (Notice was only provided once to those that are duplicated)

Addie Jo Jackman

Addie Jo Jackman
Assitant Director/Lead Planner

**Exhibit
S-14A**



BINGHAM COUNTY

PLANNING & DEVELOPMENT SERVICES

NOTICE TO PROPERTY OWNERS WITHIN 300 FEET & NOTICE TO GOVERNMENT AGENCIES PER BINGHAM COUNTY CODE SECTION 10-3-6

BINGHAM COUNTY NOTICE OF PUBLIC HEARING

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Dated this 18th day of November, 2024.

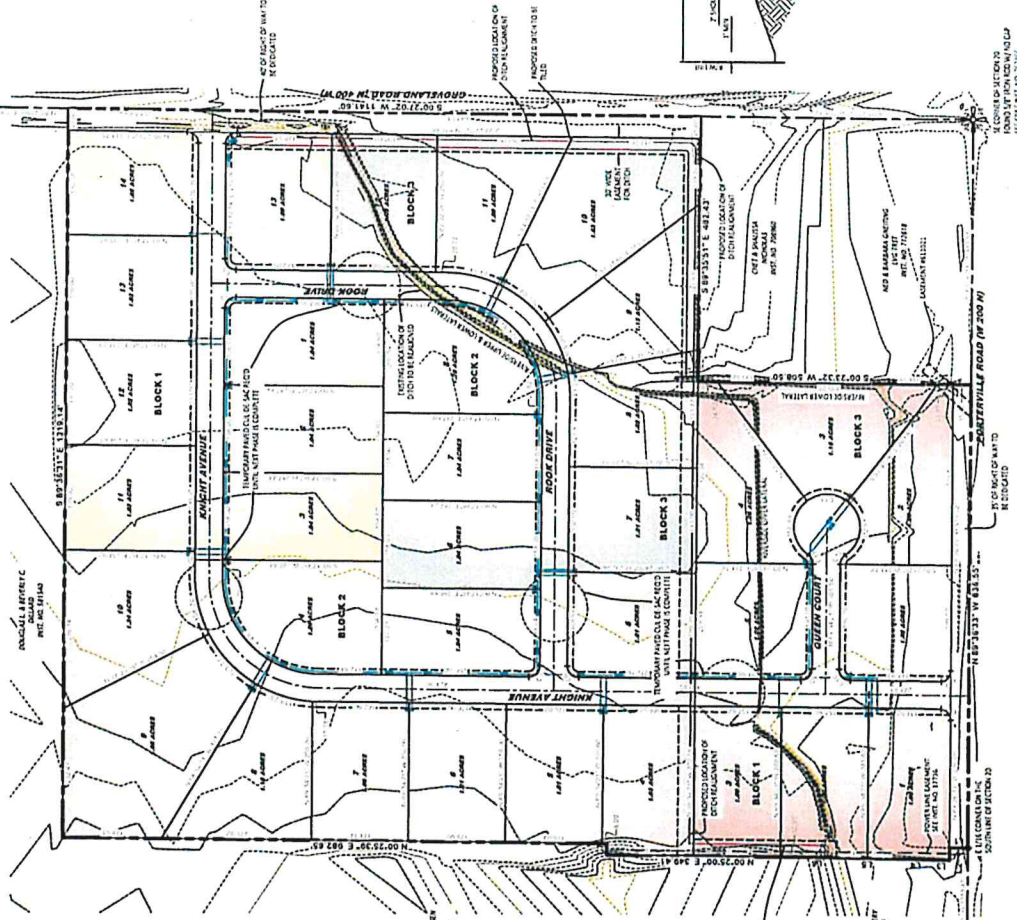
Tiffany G. Olsen
Planning & Development Director

RECEIVED
OCT 31 2024

By _____

**PRELIMINARY PLAT FOR:
BISHOP ESTATES**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 35 EAST,
B.M., BINGHAM COUNTY, IDAHO



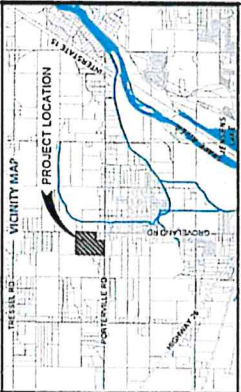
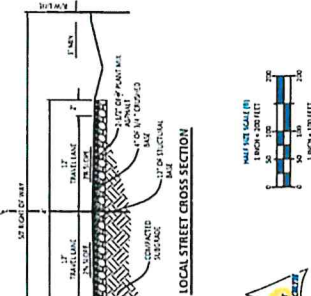
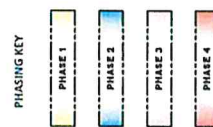
CURVE TABLE

PI	RADIUS	ARC LENGTH	CHORD BEARING	CHORD BEARING DISTANCE		
C1	20.00	43.5041°	31.36	19.95	14.67224° E	24.25
C2	20.00	50.5916°	31.67	20.05	14.67224° W	24.25
C3	20.00	43.5041°	31.68	19.95	14.67224° W	24.25
C4	20.00	50.5916°	31.67	20.05	14.67224° W	24.25
C5	20.00	43.5041°	31.67	20.05	14.67224° E	24.25
C6	20.00	50.5916°	31.68	20.05	14.67224° E	24.25
C7	20.00	43.5041°	31.67	20.05	14.67224° W	24.25
C8	20.00	50.5916°	31.68	20.05	14.67224° W	24.25
C9	20.00	43.5041°	31.67	20.05	14.67224° E	24.25
C10	20.00	50.5916°	31.68	20.05	14.67224° E	24.25
C11	20.00	43.5041°	31.67	20.05	14.67224° W	24.25
C12	20.00	50.5916°	31.68	20.05	14.67224° W	24.25
C13	20.00	43.5041°	31.67	20.05	14.67224° E	24.25
C14	20.00	50.5916°	31.68	20.05	14.67224° E	24.25
C15	20.00	43.5041°	31.67	20.05	14.67224° W	24.25

Exhibit A-3A

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 10° 23' 21" E	21.00
L2	N 89° 52' 37" W	22.55
L3	N 89° 52' 37" E	21.47
L4	N 10° 23' 21" E	45.95
L5	N 89° 47' 22" E	113.89
L6	N 89° 47' 22" E	63.84
L7	S 89° 47' 22" E	20.59



LEGEND & NOTES

LEGEND:

- PROPOSED: Solid line
- EXISTING: Dashed line
- PROPOSED DRIVEWAY: Dotted line
- PROPOSED SIDEWALK: Dashed line with dots
- PROPOSED UTILITY: Dashed line with cross-ticks
- PROPOSED EASEMENT: Dotted line with cross-ticks
- PROPOSED CURBLINE: Dashed line with dots
- PROPOSED ALLOCATION: Dashed line with dots
- PROPOSED SURVEILING: Dashed line with dots
- PROPOSED TIE TO ADJACENT PROPERTY: Dashed line with dots
- PROPOSED TRIPPOLE/PAVEMENT: Dashed line with dots
- PROPOSED CURB/TURF: Dashed line with dots
- PROPOSED SIDEWALK: Dashed line with dots
- PROPOSED DRIVEWAY: Dotted line with cross-ticks
- PROPOSED UTILITY: Dashed line with cross-ticks
- PROPOSED EASEMENT: Dotted line with cross-ticks
- PROPOSED CURBLINE: Dashed line with dots
- PROPOSED ALLOCATION: Dashed line with dots
- PROPOSED SURVEILING: Dashed line with dots
- PROPOSED TIE TO ADJACENT PROPERTY: Dashed line with dots

NOTES:

- EXISTING AND PROPOSED DRIVEWAY
- EXISTING AND PROPOSED UTILITY
- EXISTING AND PROPOSED EASEMENT
- EXISTING AND PROPOSED CURBLINE
- EXISTING AND PROPOSED ALLOCATION
- EXISTING AND PROPOSED SURVEILING
- EXISTING AND PROPOSED TIE TO ADJACENT PROPERTY
- EXISTING AND PROPOSED TRIPPOLE/PAVEMENT
- EXISTING AND PROPOSED CURB/TURF
- EXISTING AND PROPOSED SIDEWALK
- EXISTING AND PROPOSED DRIVEWAY
- EXISTING AND PROPOSED UTILITY
- EXISTING AND PROPOSED EASEMENT
- EXISTING AND PROPOSED CURBLINE
- EXISTING AND PROPOSED ALLOCATION
- EXISTING AND PROPOSED SURVEILING
- EXISTING AND PROPOSED TIE TO ADJACENT PROPERTY

PRELIMINARY PLAT FOR:
BISHOP ESTATES
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH,
RANGE 35 EAST, B.M., BINGHAM COUNTY, IDAHO

DEVELOPER INFORMATION:

SHEET INFORMATION:

NOTES:

- EXISTING AND PROPOSED DRIVEWAY
- EXISTING AND PROPOSED UTILITY
- EXISTING AND PROPOSED EASEMENT
- EXISTING AND PROPOSED CURBLINE
- EXISTING AND PROPOSED ALLOCATION
- EXISTING AND PROPOSED SURVEILING
- EXISTING AND PROPOSED TIE TO ADJACENT PROPERTY
- EXISTING AND PROPOSED TRIPPOLE/PAVEMENT
- EXISTING AND PROPOSED CURB/TURF
- EXISTING AND PROPOSED SIDEWALK
- EXISTING AND PROPOSED DRIVEWAY
- EXISTING AND PROPOSED UTILITY
- EXISTING AND PROPOSED EASEMENT
- EXISTING AND PROPOSED CURBLINE
- EXISTING AND PROPOSED ALLOCATION
- EXISTING AND PROPOSED SURVEILING
- EXISTING AND PROPOSED TIE TO ADJACENT PROPERTY

SUNRISE ENGINEERING

15313

1011

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From: [Tanna Beal](#)
To: [Ashley Taylor](#)
Subject: RE: Notices
Date: Wednesday, November 20, 2024 11:56:45 AM
Attachments: [image001.png](#)

The taxes on the 2 subdivisions need to be paid current for 2024 up to April 15, 2025 at which point 2025 taxes will need to be pre-paid.

Tanna Beal

Bingham County Treasurer
501 N. Maple #210
Blackfoot ID 83221
Phone 208-782-3092
Fax 208-782-1375



Exhibit
T-1A

From: [June Thelin](#)
To: [Boyd Jensen](#); [Ashley Taylor](#)
Cc: [Dusty Whited](#)
Subject: RE: Notices
Date: Monday, November 25, 2024 1:24:55 PM
Attachments: [ITD Approach Skew Standard.pdf](#)

Austin Zone Change

Clark Road is a local Rd. It must meet all Bingham County Approach Standards. Bingham County has reviewed the zone change request and there are no objections or concerns at this time.

Bishop Estates

Porterville Road is a major collector and it is posted at 40 mph.
Groveland Road is a minor arterial and is posted at 50 mph.
Minimum spacing between approaches on both roads is 60ft.
All irrigation road crossings must be built to ISPWC standards.
If Groveland water and/or sewer is required, those water and sewer lines must be within the road cross section and built to ISPWC Standards.

North River Estates

The private access easement through the middle of this subdivision creates multiple issues. If the subdivision is approved, we recommend paving a minimum 8ft of the private easement as it approaches both county roads.

The issue with this private access easement would be the inability to control the number of lots using it to access New Sweden Road. Private easements are not required to have stop signs; however, we believe this one should be required to have a stop sign at the developers expense.

Ed Stolworthy CUP

With considering the approach study completed by HLE, and the Idaho Transportation Department or Federal High Way Administration standards for the skew of an approach. According to the above standards 45-degrees from a 90-degree approach is the maximum skew and the existing approach is 24- degrees just under twice the maximum skew. Keeping in mind the safety of everyone traveling on Wolverine road and the letter from Brent Stolworthy not allowing an easement for an approach in the safer location. Also considering the amount of traffic that could be generated from an event center.

The recommendation of Public Work is to deny the CUP.

See attachment for ITD standard drawing for skew on rural approaches.

-
-

From: Boyd Jensen <BJensen@binghamid.gov>

Sent: Monday, November 25, 2024 12:05 PM

To: June Thelin <JThelin@binghamid.gov>

Exhibit
T-3A

From: [Gwen Inskeep](#)
To: [PlanningTestimony](#)
Subject: December P&Z Hearing_Surveyor Comments
Date: Monday, November 25, 2024 9:48:04 AM

Stolworthy – No comments or concerns

Austin ZC – The legal description in Personal Representative’s Deed Instrument Number 763900 and Warranty Deed Instrument Number 763901 does not close. Assessor’s Department has not accepted these deeds and will not combine RP0360202 with RP0360204 until appropriate corrections are made. Wendy Mecham has notified Pioneer Title and applicant is aware.

North River Estates – Please update typical road section to include 2’ shoulders and ensure all existing irrigation lines are covered by an easement.

Bishop Estates – All comments have been addressed

Gwen Inskeep, PLS
Bingham County Surveyor
501 N. Maple St.
Blackfoot ID 83221
208-782-3172

My email address has recently changed to [-ginskeep@binghamid.gov](mailto:ginskeep@binghamid.gov)



November 27, 2024

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

Subject: Second Public Hearing for Bishop Estates Subdivision – Gneiting

Dear Ms. Harris:

The Idaho Department of Environmental Quality (DEQ) has reviewed the subject document and would like to offer the following comments:

The proposed site overlies the ground water capture zones for several nearby private wells and the following public water systems:

- Sunset Subdivision Well #1
- Idle Wheels Mobile Home Park Well #1
- Idle Wheels Mobile Home Park Well #2
- Riverstone Subdivision Well #1
- Riverstone Subdivision Well #2

Regarding potential nitrate contamination to the groundwater from the proposed septic systems, the developer is required to meet Idaho Administrative Code 58.01.11.400.01 (Idaho Groundwater Quality Rule) which states:

Releases Degrading Ground Water Quality: No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that:

- a. Causes a ground water quality standard to be exceeded;*
- b. Injures a beneficial use of ground water; or*
- c. Is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.*

The provided document indicates that the developer has investigated the feasibility of connecting to an existing wastewater system and intends to utilize individual septic systems. To demonstrate that the septic discharge from the subdivision will be in compliance with the above rule, the developer must do one or more of the following:

- Perform a Level 1 Nutrient-Pathogen Evaluation to demonstrate that the combined septic systems from the subdivision will not cause a groundwater quality standard to be exceeded at the proposed lot density.
- Decrease lot and/or septic system density, according to modeling results, to a point where the data shows no significant impact on groundwater quality.
- Require individual septic systems to have additional treatment technology (extended treatment, aeration, evaporation, incineration, etc.) for nitrate reduction, upon the demonstration that such technologies will be effective and protective of groundwater.
- Construct a community wastewater treatment system, such as a community evaporative lagoon.
- Combine the individual homes to one or more community septic system(s) (Large Soil Absorption System or LSAS), which will also require groundwater modeling and engineering.
- Other best management practices as approved upon consultation with DEQ.

Regarding drinking water, DEQ is concerned that the proposed lot density may lead to the individual domestic wells within the subdivision being contaminated with nitrate from the septic systems. Public water systems are generally more protective of the environment and public health and DEQ strongly recommends that the subdivision connect to an existing public water system or establish their own community water system. If the developer decides to create a new public water system, such system must be designed and constructed to meet the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08). The developer should contact DEQ for information and direction regarding public drinking water systems.

Our general recommendations for land development projects are also attached.

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

Sincerely,



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

EDMS# 2024AGD7109

Attachments: DEQ General Recommendations for Land Development Projects.

c: Katy Bergholm, Regional Administrator, DEQ Pocatello Regional Office
Ken Keller, Environmental Health Director, Southeast Idaho Public Health
Tiffany Olsen, Bingham County Planning & Development Director

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 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.