

BINGHAM COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING DATE: APRIL 9, 2025 at 6:00 p.m.

STAFF REPORT

Issued April 2, 2025

APPLICATION OF: Comprehensive Plan Map Amendment from Agriculture to Residential/Agricultural and if Recommended for Approval, a Zoning Amendment from "A" Agriculture to "R/A" Residential/Agriculture

**PROPERTY OWNER/
APPLICANT:** Rosendo Vera Mirales

REQUESTED ACTION: Property Owner and Applicant Rosendo Vera Mirales requests to amend the Comprehensive Plan Map designation from Agriculture to Residential/Agricultural and amend the zoning from "A" Agriculture to "R/A" Residential/Agriculture on a parcel consisting of approximately 6.15 acres located at 420 N 1100 W, Blackfoot, Idaho, pursuant to Bingham County Code Section 10-15-4(c) and in accordance with Bingham County Title 10 Chapter 15 *Amendments*.

The Applicant intends to subdivide the land into three (3) lots to provide each of his daughters with a designated area for their future homes. The Applicant and future lot owners intend to landscape the properties and maintain plenty of space between neighboring residences to retain privacy and avoid overcrowding. The Applicant stated that the request would allow for a continuation of growth by dividing one parcel of land which would create lot sizes similar to those existing in the area. Although the Applicant has previously attempted farming the land and raising cattle, the absence of irrigation rights has made it difficult to sustain these agricultural activities. Because access to reliable water resources is essential for agricultural uses, farming and grazing cattle on the property have proven challenging and no longer occur.

The Applicant states that the proposed use of the property is consistent with the Residential/Agriculture Zoning District. The Applicant identified three (3) parcels immediately south of his property that are less than five acres.

PARCEL INFORMATION:

Approx. Parcel Location:	420 N 1100 W, Blackfoot, ID 83221
Parcel Information:	Parcel No. RP0174605
Township, Range & Section:	Township 2 South, Range 34 East, Section 07
Total Acreage:	Approx. 6.15 acres
Current Land Use:	The Applicant's residence is to the southeast and the remaining land is bare ground
Floodplain:	No
City Impact Area:	No
High Nitrate Priority Area:	No
Fire District:	Blackfoot/Snake River
School District:	Snake River School District

PROPOSED UTILITIES AND SERVICES:

Road Access: Access to the current residence extends from 1100 W Sunset Road. The Applicant states there is approx. 460 feet of frontage for new approaches to two (2) future subdivision lots.

Sanitary Sewer: The Applicant's residence has an individual septic system and drain field. It is anticipated if the Application is approved and a subdivision is granted, the new lots will also have an individual septic system and drain field subject to permitting from the Idaho Department of Public Health.

Culinary Water: The Applicant's residence has an individual culinary well. It is anticipated if the Application is approved and a subdivision is granted, the new lots will also have individual culinary wells subject to permitting from the Idaho Department of Water Resources.

Irrigation Water: There are no irrigation rights associated with the parcel. *Staff Comment: If water rights are not obtained working with the Idaho Department of Water Resources at some point in the future, the Applicant and future land owners must be aware that an individual culinary well is only permitted to irrigate up to half an acre of land if the total use is not in excess of 13,000 gallons per day pursuant to Idaho Code Section 42-111.*

Surrounding Land Uses: Parcels with residences to the North and South with agricultural farm ground to the East and West.

Surrounding Zoning: "A" Agriculture to the North, South, East, and West with "R/A" Residential/Agriculture zoning located approx. 0.40 miles to the North.

Parcels within ½ mile radius of the subject parcel consist of the following sizes as shown on Exhibit S-7 (this information is generated by software and does not reflect the use of the parcel nor the number of residential parcels, only the size of the parcel as documented in the County's GIS database).

0.0 % (0 parcels)	less than 0.99 acre
7.14% (1 parcels)	1.00 acre – 1.99 acres
14.29% (2 parcels)	2.00 acres – 2.99 acres

7.14% (1 parcel)	3.00 acres – 4.99 acres
71.43% (10 parcels)	5.00 acres – 9999 acres

ZONING REGULATIONS:

Current Zoning Designation:
Subdivision Development:

“A” Agriculture
Bingham County Code Section 10-6-6(4): Five (5) acre minimum

Purpose of Zones:

Bingham County Code Section 10-4-2(B)

The purpose of the A Zone is to preserve and protect the decreasing supply of agricultural land. This zone also is established to control the infiltration of urban development into agricultural areas which will adversely affect agricultural operations in order to:

1. Allow productive agricultural land areas to be protected.
2. Promote the public health, safety, and welfare by encouraging the protection of viable farm land, in accordance with the Comprehensive Plan, to encourage urban density development inside cities and in areas of City impact; and to protect fish, wildlife, and recreation resources, consistent with the purposes of the Local Land Use Planning Act, Idaho Code section 67-6501 et seq., as amended.
3. Protect agricultural and range land uses and wildlife management areas from unreasonable adverse impacts from adjacent development.

Desired Zoning Designation:
Subdivision Development:

“R/A” Residential/Agricultural
Bingham County Code Section 10-6-6(B)(1): One (1) acre minimum with individual well and septic.

Purpose of Zones:

The Applicant provided responses to the criteria within the purpose of the Residential/Agriculture Zoning District in Exhibit A-4.

Bingham County Code Section 10-4-2(C)

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

1. Suitability of parcel for agricultural purposes.
2. Proximity to existing areas of similar population density.
3. Lot size compatible with existing lot sizes in the immediate area.
4. Compatible with the existing uses in the immediate area.

5. Protection from incompatible uses.
6. Accessibility to adequate utilities.
7. Adequate service by roadways.

IDAHO CODE REGULATIONS: Section 67-6511(2): Ordinances establishing zoning districts shall be amended as follows:

(a) Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission which shall evaluate the request to determine the extent and nature of the amendment requested. Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction. An amendment of a zoning ordinance applicable to an owner's lands or approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by section [67-8003](#), Idaho Code, consistent with the requirements established thereby.

(b) After considering the comprehensive plan and other evidence gathered through the public hearing process, the zoning or planning and zoning commission may recommend and the governing board may adopt or reject an ordinance amendment pursuant to the notice and hearing procedures provided in section [67-6509](#), Idaho Code, provided that in the case of a zoning district boundary change, and notwithstanding jurisdictional boundaries, additional notice shall be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change as determined by the commission. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. When notice is required to two hundred (200) or more property owners or purchasers of record, alternate forms of procedures which would provide adequate notice may be provided by local ordinance in lieu of posted or mailed notice. In the absence of a locally adopted alternative notice procedure, sufficient notice shall be deemed to have been provided if the city or county provides notice through a display advertisement at least four (4) inches by two (2) columns in size in the official newspaper of the city or county at least fifteen (15) days prior to the hearing date, in addition to site posting on all external boundaries of the site. Any property owner entitled to specific notice pursuant to the provisions of this subsection shall have a right to participate in public hearings before a planning commission, planning and zoning commission or governing board subject to applicable procedures.

(c) The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to

the notice and hearing procedures provided in section [67-6509](#), Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.

COMPREHENSIVE PLAN
ADOPTED NOVEMBER 20, 2018

The Comprehensive Plan reflects the desirable future situations for the land within a jurisdiction. A Comprehensive Plan does not operate as legally controlling zoning law, but rather serves to guide and advise the governmental agencies responsible for making zoning decisions. The governmental agencies refer to the Comprehensive Plan as a general guide in instances involving land use changes (zoning decisions), preparation of implementing ordinances (zoning and platting), preparation of budget programs and the rate, timing and location of future growth.

Bingham County must look at all facets of the Comprehensive Plan and assure that the land fits within all of the various considerations set forth in the plan. A proposed development must generally comply with the overall goals and policies of the Comprehensive Plan; it is not required to agree with all provisions in the Comprehensive Plan.

Within a zoning classification, property rights allow for the highest and best use of the land. To achieve additional or different land uses, a landowner has the right to apply to rezone, i.e. change to a different zoning classification of the property.

The specific purpose of this Plan is to promote the orderly development of the County, to conserve and stabilize the value of property and otherwise promote the health, safety and general welfare of the people of the County as follows:

- (a) To protect property rights and the use of property while not adversely impacting neighboring property values more than is necessary.
- (b) To ensure that adequate public facilities and services are provided to the people at a reasonable cost.
- (c) To ensure that the economy of the county is protected and enhanced.
- (d) To ensure that the important environmental features of the county are protected and enhanced.
- (e) To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals.
- (f) To encourage urban and urban-type development within or near incorporated cities.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development on land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife and recreation resources.
- (k) To avoid undue water and air pollution.

- (l) To allow local school districts to participate in community planning and development to address school needs and impacts on an ongoing basis.

COMPREHENSIVE PLAN MAP AMENDMENT: *The Commission shall determine if the Application relates to the Comprehensive Plan Map Area of Residential/Agriculture and its purpose to support the requested Zoning Amendment.*

Current Comprehensive Plan
Map Area Designation:

Agriculture
Bingham County Comprehensive Plan Appendices
defines this Area as: The "A" Area corresponds with the "A" Zone in the Zoning Ordinance and is established to protect agriculture land for growing agriculture crops and raising livestock. Some development of agricultural industries, agriculture service businesses, recreational facilities, natural resources and public service facilities may be permitted by right or conditional use when such uses do not adversely impact adjacent agriculture uses. The infiltration of residential development into this area will be limited to protect agricultural operations.

Required Comprehensive Plan
Map Area to Support the Zoning
Amendment:

Residential/Agricultural
Bingham County Comprehensive Plan Appendices
defines this area as: The R/A Area corresponds with the R and R/A Zones in the Zoning Ordinance and is established to direct the orderly and timely conversion of land as the need arises into residential areas that are still rural in character. This will include larger lots and open space to allow for the raising of livestock and agriculture uses to provide for family food and the pleasure of those residing on the premises.

This area allows for the continuation of those agriculture uses already established, but will limit the establishment of new agriculture uses that may significantly impact urbanizing areas with noise, dust, odor, and other nuisances associated with agriculture uses, such as livestock confinement operations or agriculture-related businesses. Residential areas may also be established to provide Bingham County, Idaho 2018 Comprehensive Plan 56 a higher density of residential development and preserve desirable residential neighborhood characteristics. This area will restrict the development of land for any purpose other than state law protected agriculture that may adversely affect residential uses by creating noise, odor, or dust

BECAUSE THE NEAREST "R/A" RESIDENTIAL/AGRICULTURE ZONE IS LOCATED APPROX. 0.40 MILES NORTH OF THE PROPOSED ZONING AMENDMENT, THE FOLLOWING IS AN EXCERPT FROM THE BINGHAM COUNTY COMPREHENSIVE PLAN:

Page 45-46

Policy O2. Spot Zoning

Guidelines for spot zoning may include the following factors when determining land use.

1. Does the proposed zoning correct a mistake?
2. What is the size of the parcel or lot?
3. What is the zoning prior to and after the requested rezone?
4. What is the existing zoning of the adjacent properties?
5. What are the benefits and detriments to the subject property's landowner resulting from the rezone?
6. What are the benefits and detriments to the neighboring property owners resulting from the rezone?
7. What are the benefits and detriments to the community resulting from the rezone?
8. What is the relationship between the zoning change and other comprehensive plan policies?
9. Are there changed circumstances since the comprehensive plan was adopted?
10. Is there compatibility with surrounding land uses?
11. Do the public benefits outweigh detriments to other landowners?
12. What is the effect on adjacent communities?

Rationale

Spot zoning should be avoided where possible. Rezoning decisions should be carefully analyzed and should not occur unless the advantages clearly outweigh the disadvantages.

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

1. Notice was provided by postmarked U.S. Mail or by email to Government Agencies as denoted on Exhibit S-12 and to property owners within 300 feet of the proposed parcel subject to the Application as shown on Exhibit S-13 on March 17, 2025.
2. Notice was also published in the Idaho State Journal and Post Register newspapers on March 14, 2025 (Exhibit S-11).
3. Notice was posted on-site (Exhibit S-9) and photographs of the parcel were taken on March 20, 2025 (Exhibit S-10).

WRITTEN TESTIMONY RECEIVED PRIOR TO THE PLANNING & ZONING COMMISSION'S PUBLIC HEARING:

(T-1) David Keller of 430 N 1100 W, Blackfoot, ID, provided testimony in opposition to the Application. A summary of his testimony includes:

- He values the privacy and space in his area and is concerned that the amendment will increase congestion.

- He worries about the potential impact on his water supply due to more draws on the aquifer.
- He fears that if zoning changes are approved, others might follow suit, leading to a city-like environment, which they purposely chose to avoid.

(T-2) Bingham County Public Works Director submitted neutral testimony stating all new approaches must meet Bingham County approach standards.

(T-3) Bingham County Surveyor submitted neutral testimony stating she reviewed the Idaho Department of Water Resources (IDWR) Irrigation Rights Map and found that water rights are associated with the land. It doesn't appear that water rights were specifically restricted from being transferred in the chain of title therefore according to Idaho Code Section 55-617, said water rights may be available and transferable via a name change application with IDWR. The Surveyor suggests the Applicant contact IDWR for further direction.

COMPREHENSIVE PLAN MAP AMENDMENT COMMISSION DISCUSSION: The Commission shall include in their discussion the following Code criteria when leading to a decision:

Does the request for a Comprehensive Plan Map Amendment from Agriculture to Residential/Agricultural for the land:

- Fit within all of the various considerations set forth in the plan?
- Comply with the specific purpose of the Residential/Agricultural Area by promoting the health, safety, and general welfare of the people of the County?

A proposed development must generally comply with the overall goals and policies of the Comprehensive Plan; it is not required to agree with all provisions in the Comprehensive Plan.

COMMISSION ACTION: After considering the Comprehensive Plan, the extent and nature of the effects of any proposed amendment may have upon the delivery of services by any political subdivision providing services, including school districts and any other evidence presented through the Public Hearing process, the Planning and Zoning Commission may recommend the Comprehensive Plan Map amendment be approved, approved with modifications, or denied.

The recommendation shall be set for a second Public Hearing before the Board of County Commissioners following the same notice procedure as for the Planning and Zoning Commission's Public Hearing.

ZONING AMENDMENT COMMISSION DISCUSSION: If the Commission finds the Comprehensive Plan Map Amendment is appropriate, the Commission shall consider if the request for a Zoning Amendment from "A" Agriculture to "R/A" Residential/Agriculture complies with the purpose of the "R/A" Residential/Agriculture zone definition of Bingham County Code Section 10-4-2(C)?

COMMISSION ACTION: After considering the Comprehensive Plan, the extent and nature of the effects of any proposed amendment may have upon the delivery of services by any

political subdivision providing services, including school districts and any other evidence presented through the Public Hearing process, the Planning and Zoning Commission may

recommend the zoning amendment be approved, approved with modifications, or denied. The recommendation shall be set for a second Public Hearing before the Board of County Commissioners following the same notice procedure as for the Planning and Zoning Commission's Public Hearing.

SAMPLE MOTIONS FOR COMMISSION CONSIDERATION:

Motion for Approval of Comprehensive Plan Map and Zoning Amendment: Based on the record, I move to recommend approval of the Comprehensive Plan Map Amendment from Agriculture to Residential/Agricultural and a Zoning Amendment from "A" Agriculture to "R/A" Residential/Agriculture on approx. 6.15 acres of land, located at approx. 420 N 1100 W, Blackfoot, ID, as proposed by Rosendo Vera Mirales.

Motion for Recommendation to Approve Comprehensive Plan Map and Zoning Amendment with Conditions: Based on the record, I move to recommend approval of the Comprehensive Plan Map Amendment from Agriculture to Residential/Agricultural and a Zoning Amendment from "A" Agriculture to "R/A" Residential/Agriculture on approx. 6.15 acres of land, located at approx. 420 N 1100 W, Blackfoot, ID, as proposed by Rosendo Vera Mirales

SUBJECT to the following conditions:

Motion for Denial Comprehensive Plan Map and Zoning Amendment: Based on the record, I recommend denial of the Comprehensive Plan Map Amendment from Agriculture to Residential/Agricultural and the Zoning Amendment from "A" Agriculture to "R/A" Residential/Agriculture on approx. 6.15 acres of land, located at approx. 420 N 1100 W, Blackfoot, ID, as proposed by Marisol Madrigal on behalf of Rosendo Vera Mirales based on Bingham County Code Section _____ or Idaho Code Section _____ (specifically state which section and basis for denial)

ATTACHMENTS

EXHIBIT #

Application and documents provided by the Applicant	A-1 to A-4
Maps	S-2 to S-8A
Verification of compliance with notice requirements and photographs of the subject parcels	S-9 to S-13
Testimony received prior to the Planning and Zoning Commission's Public Hearing	T-1 to T-3

Bingham County

Planning & Zoning Department

490 N. Maple St. Suite "A", Blackfoot, ID 83221

Phone: 208-782-3177

Email: buildingpermits@co.bingham.id.us

No. 3251

Application Date 2-28-2025

APPLICATION FOR ZONE CHANGE

Name Rosendo Phone 208-241-5613

Address P.O. Box 1095 City/Zip Blackfoot, ID

Location: 420 N. 1100 W. Blackfoot, ID 83221 Email mad.mari12@hotmail.com
(Physical location if mailing address different.)

Applicant: Must be Property Owner (s)

Location and Legal Description

Township 2S Range 34E EBM, Section 7 NOTE: Attach "Recorded" Deed

Property Size 6.15 Acre (s) Parcel No. RP0174605

Description of EXISTING Use

Current Zone A

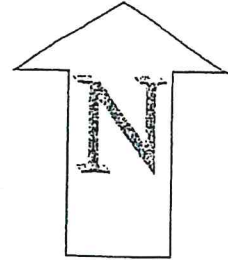
Residential parcel with outbuildings and the rest of the
parcel is bare ground that has no current use. There is
no irrigation water to land, to farm or graze cattle. I used
to have cattle but sold because the land was hard to use.

Reason for Proposed Zone Change

Proposed Zone RA

To divide land into parcels for my daughters to
each have a home.

Site Plan -- Show drawing of location (including roads, all buildings, parking areas, service areas, yards, signs, utilities, traffic pattern, etc.). Attach map of the surrounding area showing the current zone and mark the area of the proposed zone change.



Statement evaluating effects of proposed Zone Change on adjoining property, general compatibility with other properties and uses, and compliance with the Comprehensive Plan:

See attached

Appointment of Designated Agent

I/We the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my,our representative for all transactions regarding this Application between myself/ourselves as owner(s) and Bingham County. (Sign only if designating an agent on your behalf)

Designated Agent : Marisol Madrigal Marisol Madrigal

Property Owner(s) Rosendo Vera
Signature

2-28-2025
Date

Signature

Date

Fees Paid

Application Fee	425
Mailings & Publication	125
Total =	550

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

I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

Applicant(s) Rosendo Vera
Signature

2-28-2025
Date

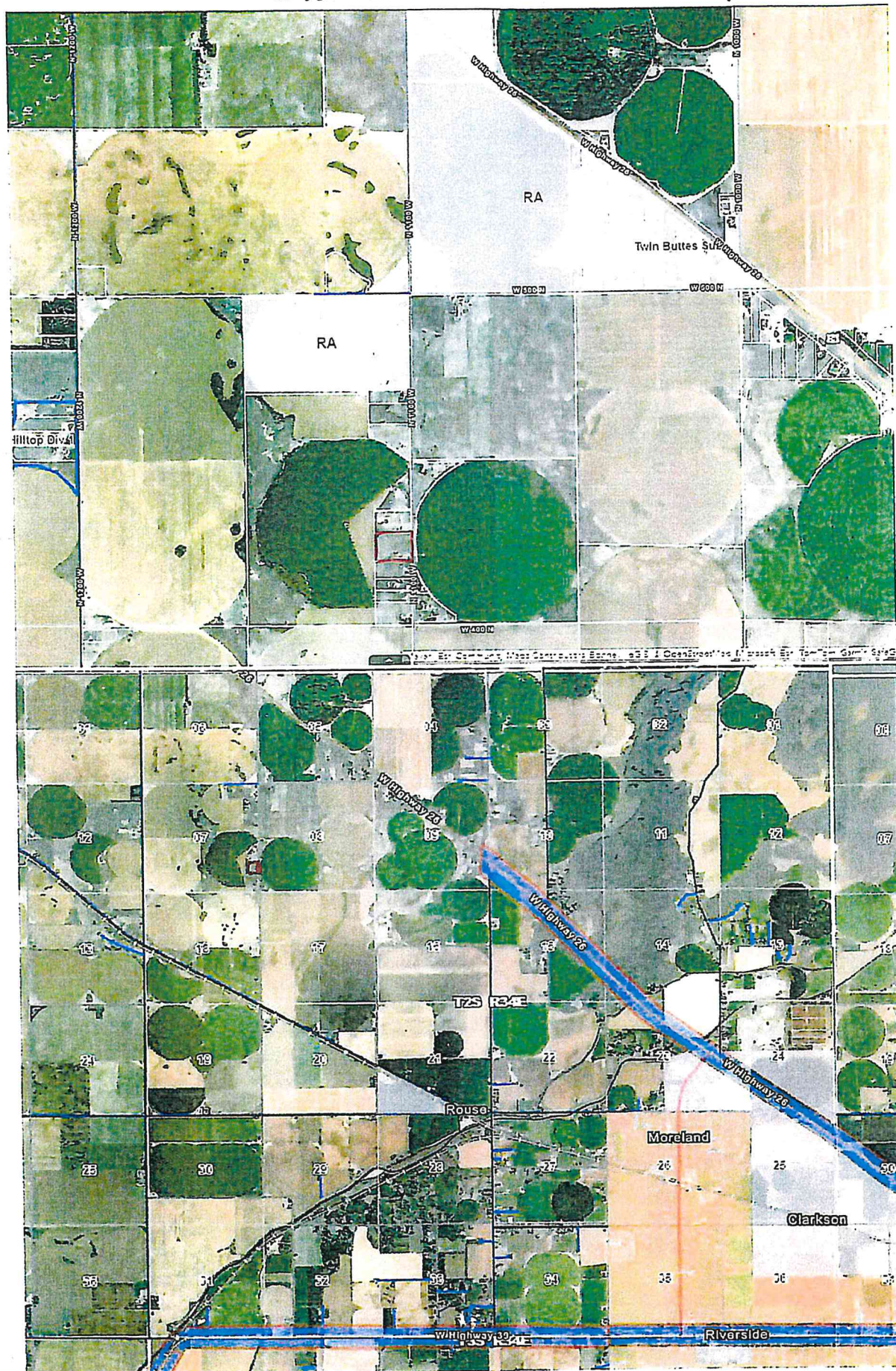
Signature

Date

RP0174605

6.15 acres - zoned "A" agriculture

ZONING



COMP
PLAN
MAP

Exhibit
A-2

Comp Plan map - Ag; needs amended to Residential / Ag.

RECORDING REQUESTED BY:
Baker & Harris
266 W Bridge
Blackfoot, ID 83221

Instrument # 701017
BINGHAM COUNTY, IDAHO
2018-10-02 01:07:20 PM No. of Pages: 2
Recorded for: ALLIANCE TITLE - BLACKFOOT OFF
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

space above this line for Recording use only

Alliance Title & Escrow Corp.

410046

WARRANTY DEED

For Value Received, William Brown, the Grantor, does hereby grant, bargain, sell, and convey unto Rosendo Vera Mirales, a single man, the Grantee, whose address is, 1723 Falcon Cr. N., Pocatello, ID 83204, the following-described premises, to-wit:

Part of the SE¼, Section 7, Township 2 South, Range 34 E.B.M., Bingham County, Idaho, described as: Beginning at a point that is S00°07'10" East 3819.79 feet along the Section line and S89°41'47" West 25.00 feet from the Northeast corner of said Section 7; and running thence S89°41'47" West 593.78 feet; thence S00°07'10" East 451.48 feet; thence N89°41'47" East 593.78 feet to the Westerly Right-Of-Way line of a County Road; thence N00°07'10" West 451.48 feet along said Right-Of-Way line to the Point of Beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to all existing rights-of-ways for public highways, protective covenants, utility lines, existing roadways, irrigation ditches and all building, zoning and other restrictions of use and all encumbrances of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said GRANTEES, their heirs and assigns forever. The said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove set forth and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 28th day of September, 2018.

William Brown

William Brown

STATE OF IDAHO)

County of Blaine) : ss

On this 24 day of September, 2018, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared William Brown, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Jared Harris
Notary Public for Idaho
Residing at: Blaine
My Commission Expires: 2/23/23

ZONE CHANGE

10-15-3: CONTENTS OF APPLICATION:

Please explain how your request complies with the following criteria.

Applications for amendments to this title shall contain the following information:

- A. Name, address and phone number of applicant. Rosendo Vera
420 N. 1100 W. Blackfoot, ID 83221 208-241-5613
- B. Proposed text amendment or proposed zone change. To divide land into 3 parcels for my daughters, to
each have a home.
- C. Present land use and present zone. Residential parcel w/out buildings
Rest of parcel is bare ground that has no current use. There is no
irrigation water to land to farm or graze cattle. I used to
have cattle but sold because land was hard to use.
- D. A vicinity map at a scale approved by the Administrator showing property lines, existing roads and proposed zoning and such other items as the Administrator may require.
- E. A statement of how the proposed amendment relates to the Comprehensive Plan and the criteria of the ordinance.
- The specific purpose of this Plan is to promote the orderly development of the County, to conserve and stabilize the value of property and otherwise promote the health, safety and general welfare of the people of the County as follows:
 - a. To protect property rights, property values and the use of property. Plant trees, to possible increase to value to
neighboring residences.
 - b. To ensure that adequate public facilities and services are provided to the people at reasonable cost. Schools, fuel, grocery, & emergency
facilities all within 20 miles radius.
 - c. To ensure that the economy of the county is protected and enhanced. Planting of flowers, garden, trees etc. lot would
not be vacant with dry weeds.

- d. To ensure that the important environmental features of the county are protected and enhanced. Possible lawn (grass, trees, etc.) well maintained. Close proximity to essential facilities.
- e. To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals. Trees, grass, planting environment & wildlife would both benefit from flowers & trees.
- f. To encourage urban and urban-type development within or near incorporated cities. Plenty of spaces between neighboring residences.
- g. To avoid undue concentration of population and overcrowding of land. Enough space for everyone's privacy. Not crowded like city.
- h. To ensure that the development on land is commensurate with the physical characteristics of the land. Have appropriate certified workers evaluate land prior to any changes or construction.
- i. To protect life and property in areas subject to natural hazards and disasters. Maintenance up keep on land. Dry weeds are hazardous; especially during the summer/hot days.
- j. To protect fish, wildlife and recreation resources. Stop air pollution by minimizing the use of vehicle, to ride bicycles.

- k. To avoid undue water and air pollution. install energy appliances.
Plant trees to reduce the intake of energy & power.
shade helps during summer days as well as
trees help keep warmth during winter nights.
- l. To allow local school districts to participate in community planning and development to address school needs and impacts on an ongoing basis. helps to aid in learning about outdoors,
environment, etc. Closer commute.
-
-

- F. Rezone requests for small tracts and/or single ownership tracts must be accompanied by findings that this change will be a continuation of orderly development and be a benefit to community interests. (Ord. 2012-08, 10-9-2012, eff. 10-26-2012) Continuation of growth, by dividing one
parcel of land. which will create lot sizes similar
in the area. it isn't overly dense with new homes,
and still fairly country like.
-
-

☒ **RESIDENTIAL / AGRICULTURAL AREA**

The R/A Area corresponds with the R and R/A Zones in the Zoning Ordinance and is established to direct the orderly and timely conversion of land as the need arises into residential areas that are still rural in character. This will include larger lots and open space to allow for the raising of livestock and agriculture uses to provide for family food and the pleasure of those residing on the premises.

1. division is orderly because there are smaller parcels near mine that fit this area.

3 parcels would not be small like 1 acre but big enough to have a garden, trees, and look nice for the acre

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

not applicable

3. Residential areas may also be established to provide a higher density of residential development and preserve desirable residential neighborhood characteristics. This area will restrict the development of land for any purpose other than state law protected agriculture that may adversely affect residential uses by creating noise, odor, or dust.

not higher density, 2 new homes if zone change is approved.



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

AND that have:

1. Suitability of parcel for agricultural purposes. Could have a garden if needed. No change to the land with zone change but just 2 new homes
2. Proximity to existing areas of similar population density. R/A zoning to the north and the 3 parcels to the south of my parcel are less than 5 acres.
3. Lot size compatible with existing lot sizes in the immediate area. See #2
4. Compatible with the existing uses in the immediate area. Neighboring parcels are farmed and the remainder are parcels with residential use.
5. Protection from incompatible uses. _____
6. Accessibility to adequate utilities. power located on property. Have well & septic system on my parcel. New lots would have the same well & septic systems added to them.
7. Adequate service by roadways. Access to 1100 N. and is flat ground. No sight issues. 460 feet of frontage for new driveways.

ROSENDO VERA MIRALES - AERIAL MAP



Map data: Maxar, Microsoft, Esri, Community Maps Contributors, Bing, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

LEGEND

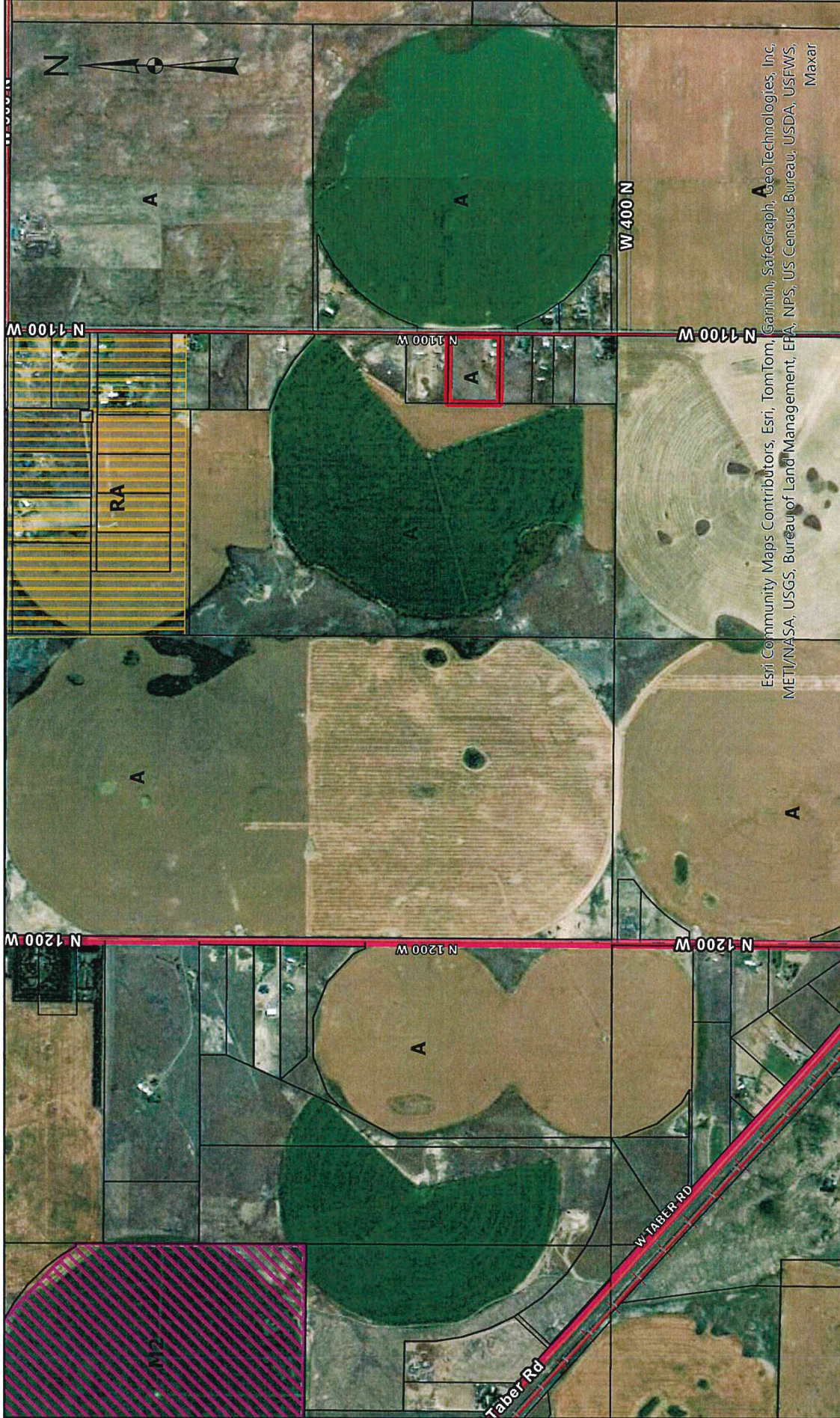
-  Rosendo Vera Zone Change
-  Parcels
-  Roads

Exhibit
S-2

0.0 0.01 0.02 Miles




ROSENDO VERA MIRALES - ZONING MAP



Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

LEGEND

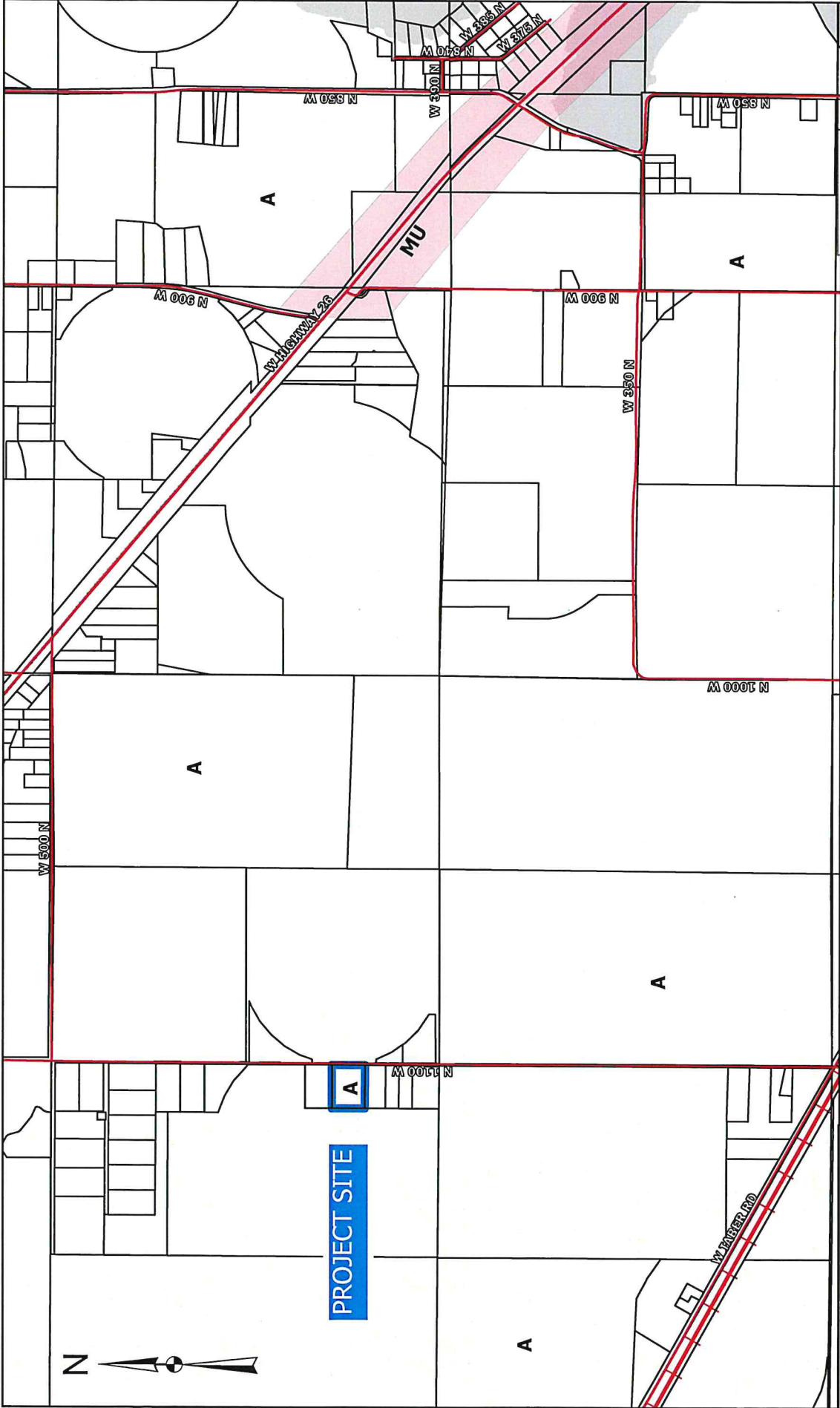
- Rosendo Vera Zone Change
- Parcels
- Roads
- RA - Residential/Agriculture
- A - Agriculture
- M1 - Light Manufacturing
- Major Collector 70' ROW

Exhibit
S-3

0 0.050.1 0.2 Miles



ROSENDO VERA MIRALES - COMPREHENSIVE PLAN MAP



LEGEND

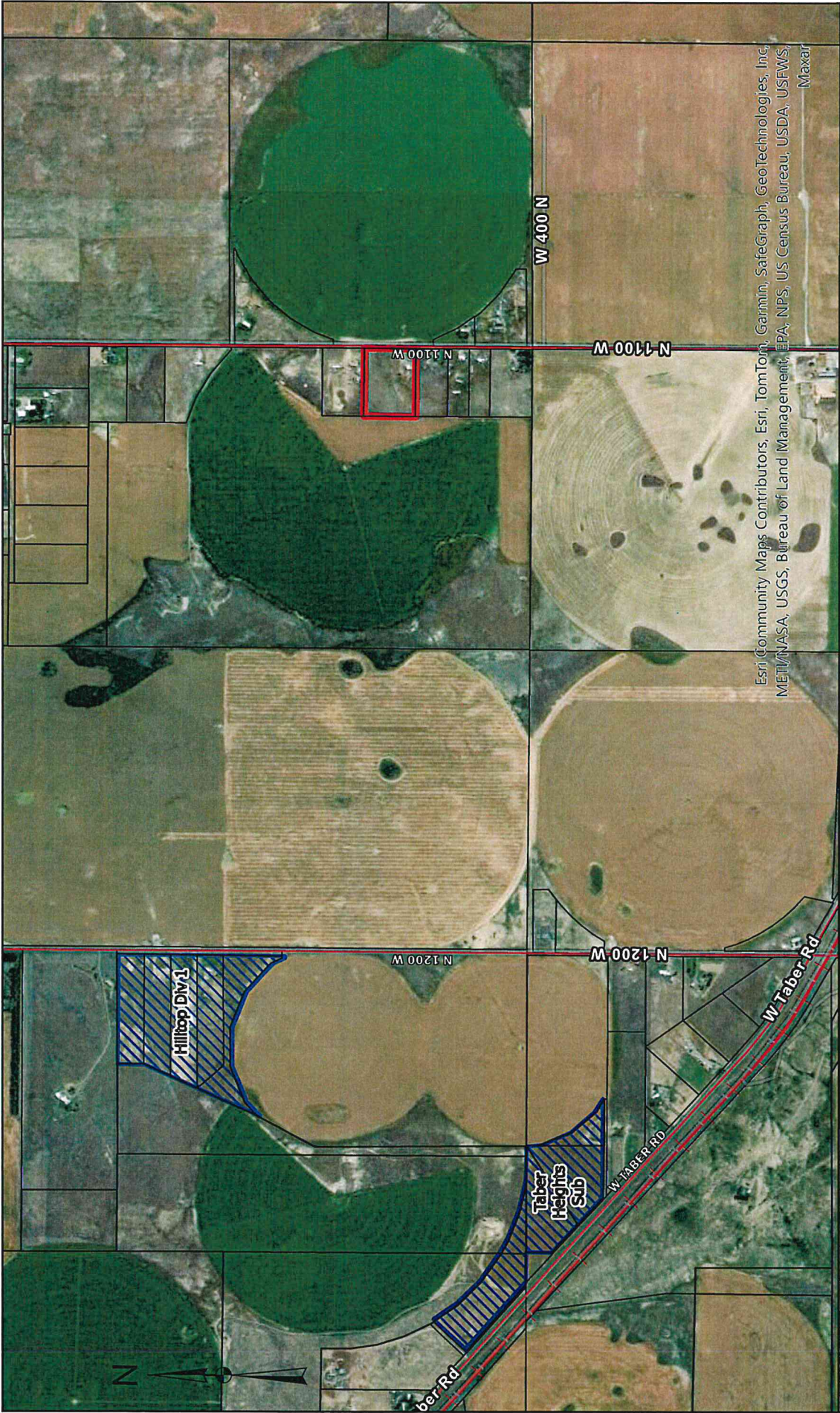
- Rosendo Vera Zone Change
- Parcels
- Roads
- Multi_Use
- Agriculture

Exhibit
S-4

0 0.1 0.2 0.4 Miles



ROSENDO VERA MIRALES- SUBDIVISION MAP



Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

LEGEND

-  Rosendo Vera Zone Change
-  Subdivisions
-  Parcels
-  Roads

Exhibit
S-5

0 0.050.1 0.2 Miles



A detailed map of the project site area. The map shows a network of roads including Highway 26, Lemhi Road (700 W), Wilson Road (900 W), and West Faber Road. A blue box labeled "PROJECT SITE" is located near the intersection of Highway 26 and Wilson Road. A north arrow is in the top left corner. The map also shows various landmarks such as the "Parks Road (240 N)" and "Wilson Road (900 W)". The map is overlaid with a grid of red lines representing property boundaries or road segments. The grid lines are labeled with coordinates such as W 500 N, W 350 N, W 250 N, W 150 N, W 100 N, W 50 N, W 0 N, W 50 E, W 100 E, W 150 E, W 200 E, W 250 E, W 300 E, W 350 E, W 400 E, W 450 E, W 500 E, W 550 E, W 600 E, W 650 E, W 700 E, W 750 E, W 800 E, W 850 E, W 900 E, W 950 E, W 1000 E, W 1050 E, W 1100 E, W 1150 E, W 1200 E, W 1250 E, W 1300 E, W 1350 E, W 1400 E, W 1450 E, W 1500 E, W 1550 E, W 1600 E, W 1650 E, W 1700 E, W 1750 E, W 1800 E, W 1850 E, W 1900 E, W 1950 E, W 2000 E, W 2050 E, W 2100 E, W 2150 E, W 2200 E, W 2250 E, W 2300 E, W 2350 E, W 2400 E, W 2450 E, W 2500 E, W 2550 E, W 2600 E, W 2650 E, W 2700 E, W 2750 E, W 2800 E, W 2850 E, W 2900 E, W 2950 E, W 3000 E, W 3050 E, W 3100 E, W 3150 E, W 3200 E, W 3250 E, W 3300 E, W 3350 E, W 3400 E, W 3450 E, W 3500 E, W 3550 E, W 3600 E, W 3650 E, W 3700 E, W 3750 E, W 3800 E, W 3850 E, W 3900 E, W 3950 E, W 4000 E, W 4050 E, W 4100 E, W 4150 E, W 4200 E, W 4250 E, W 4300 E, W 4350 E, W 4400 E, W 4450 E, W 4500 E, W 4550 E, W 4600 E, W 4650 E, W 4700 E, W 4750 E, W 4800 E, W 4850 E, W 4900 E, W 4950 E, W 5000 E, W 5050 E, W 5100 E, W 5150 E, W 5200 E, W 5250 E, W 5300 E, W 5350 E, W 5400 E, W 5450 E, W 5500 E, W 5550 E, W 5600 E, W 5650 E, W 5700 E, W 5750 E, W 5800 E, W 5850 E, W 5900 E, W 5950 E, W 6000 E, W 6050 E, W 6100 E, W 6150 E, W 6200 E, W 6250 E, W 6300 E, W 6350 E, W 6400 E, W 6450 E, W 6500 E, W 6550 E, W 6600 E, W 6650 E, W 6700 E, W 6750 E, W 6800 E, W 6850 E, W 6900 E, W 6950 E, W 7000 E, W 7050 E, W 7100 E, W 7150 E, W 7200 E, W 7250 E, W 7300 E, W 7350 E, W 7400 E, W 7450 E, W 7500 E, W 7550 E, W 7600 E, W 7650 E, W 7700 E, W 7750 E, W 7800 E, W 7850 E, W 7900 E, W 7950 E, W 8000 E, W 8050 E, W 8100 E, W 8150 E, W 8200 E, W 8250 E, W 8300 E, W 8350 E, W 8400 E, W 8450 E, W 8500 E, W 8550 E, W 8600 E, W 8650 E, W 8700 E, W 8750 E, W 8800 E, W 8850 E, W 8900 E, W 8950 E, W 9000 E, W 9050 E, W 9100 E, W 9150 E, W 9200 E, W 9250 E, W 9300 E, W 9350 E, W 9400 E, W 9450 E, W 9500 E, W 9550 E, W 9600 E, W 9650 E, W 9700 E, W 9750 E, W 9800 E, W 9850 E, W 9900 E, W 9950 E, W 10000 E, W 10050 E, W 10100 E, W 10150 E, W 10200 E, W 10250 E, W 10300 E, W 10350 E, W 10400 E, W 10450 E, W 10500 E, W 10550 E, W 10600 E, W 10650 E, W 10700 E, W 10750 E, W 10800 E, W 10850 E, W 10900 E, W 10950 E, W 11000 E, W 11050 E, W 11100 E, W 11150 E, W 11200 E, W 11250 E, W 11300 E, W 11350 E, W 11400 E, W 11450 E, W 11500 E, W 11550 E, W 11600 E, W 11650 E, W 11700 E, W 11750 E, W 11800 E, W 11850 E, W 11900 E, W 11950 E, W 12000 E, W 12050 E, W 12100 E, W 12150 E, W 12200 E, W 12250 E, W 12300 E, W 12350 E, W 12400 E, W 12450 E, W 12500 E, W 12550 E, W 12600 E, W 12650 E, W 12700 E, W 12750 E, W 12800 E, W 12850 E, W 12900 E, W 12950 E, W 13000 E, W 13050 E, W 13100 E, W 13150 E, W 13200 E, W 13250 E, W 13300 E, W 13350 E, W 13400 E, W 13450 E, W 13500 E, W 13550 E, W 13600 E, W 13650 E, W 13700 E, W 13750 E, W 13800 E, W 13850 E, W 13900 E, W 13950 E, W 14000 E, W 14050 E, W 14100 E, W 14150 E, W 14200 E, W 14250 E, W 14300 E, W 14350 E, W 14400 E, W 14450 E, W 14500 E, W 14550 E, W 14600 E, W 14650 E, W 14700 E, W 14750 E, W 14800 E, W 14850 E, W 14900 E, W 14950 E, W 15000 E, W 15050 E, W 15100 E, W 15150 E, W 15200 E, W 15250 E, W 15300 E, W 15350 E, W 15400 E, W 15450 E, W 15500 E, W 15550 E, W 15600 E, W 15650 E, W 15700 E, W 15750 E, W 15800 E, W 15850 E, W 15900 E, W 15950 E, W 16000 E, W 16050 E, W 16100 E, W 16150 E, W 16200 E, W 16250 E, W 16300 E, W 16350 E, W 16400 E, W 16450 E, W 16500 E, W 16550 E, W 16600 E, W 16650 E, W 16700 E, W 16750 E, W 16800 E, W 16850 E, W 16900 E, W 16950 E, W 17000 E, W 17050 E, W 17100 E, W 17150 E, W 17200 E, W 17250 E, W 17300 E, W 17350 E, W 17400 E, W 17450 E, W 17500 E, W 17550 E, W 17600 E, W 17650 E, W 17700 E, W 17750 E, W 17800 E, W 17850 E, W 17900 E, W 17950 E, W 18000 E, W 18050 E, W 18100 E, W 18150 E, W 18200 E, W 18250 E, W 18300 E, W 18350 E, W 18400 E, W 18450 E, W 18500 E, W 18550 E, W 18600 E, W 18650 E, W 18700 E, W 18750 E, W 18800 E, W 18850 E, W 18900 E, W 18950 E, W 19000 E, W 19050 E, W 19100 E, W 19150 E, W 19200 E, W 19250 E, W 19300 E, W 19350 E, W 19400 E, W 19450 E, W 19500 E, W 19550 E, W 19600 E, W 19650 E, W 19700 E, W 19750 E, W 19800 E, W 19850 E, W 19900 E, W 19950 E, W 20000 E, W 20050 E, W 20100 E, W 20150 E, W 20200 E, W 20250 E, W 20300 E, W 20350 E, W 20400 E, W 20450 E, W 20500 E, W 20550 E, W 20600 E, W 20650 E, W 20700 E, W 20750 E, W 20800 E, W 20850 E, W 20900 E, W 20950 E, W 21000 E, W 21050 E, W 21100 E, W 21150 E, W 21200 E, W 21250 E, W 21300 E, W 21350 E, W 21400 E, W 21450 E, W 21500 E, W 21550 E, W 21600 E, W 21650 E, W 21700 E, W 21750 E, W 21800 E, W 21850 E, W 21900 E, W 21950 E, W 22000 E, W 22050 E, W 22100 E, W 22150 E, W 22200 E, W 22250 E, W 22300 E, W 22350 E, W 22400 E, W 22450 E, W 22500 E, W 22550 E, W 22600 E, W 22650 E, W 22700 E, W 22750 E, W 22800 E, W 22850 E, W



Rosendo Vera Zone Change



Parcels



Roads



Gas Service Line

ROSENDO VERA MIRALES - 1/2 MILE PROXIMITY BY SIZE MAP



1/2 MILE PROXIMITY PARCELS BY SIZE MAP LIST

RP_Num	Owner	Assd_Ac	Calc_Ac
RP0174708	AREVALOS CINDY AREVALOS JOSE	1.206	1.21

PARCELS 1.000000-1.999999 = 1 (7.14%)

RP0174610	HERNANDEZ CESAR(SEP)	2.5	2.5
RP0174609	HERNANDEZ CESAR(SEP)	2.5	2.5

PARCELS 2.000000-2.999999 = 2 (14.29%)

RP0174602	CAMACHO LUCIANO % DORANTES VERONICA %	3.8	3.85
-----------	---------------------------------------	-----	------

PARCELS 3.000000-4.999999 = 1 (7.14%)

RP0174606	BUCK KENDALL B BUCK CHRISTINE M	5	5.01
RP0174600	KELLER DAVID KELLER PAULA	5	5
RP0174614	INIGUEZ ADOLFO JR INIGUEZ FELICITAS AREVALOS	5.015	5.02
RP0174626	HOUGHLAND JOHN & REBECCA FAMILY LIVING TRUST THE HOU	5.015	5.02
RP0174706	ERVIES JUAN DOMINGUEZ CIPRIANA	5.021	5.01
RP0174630	RIVERA JUAN RIVERA MARGARITA	5.376	5.43
RP0174710	SWAN THOMAS F SWAN GAYLE A	5.932	6.47
RP0174605	MIRALES ROSENDO VERA	6.15	6.15
RP0174709	PARKS UNLIMITED LLC	147.841	148.12
RP0174629	SMITH MERLIN JR(SURV) SMITH JENNIFER(SURV)	185.537	185.32

PARCELS > 5.000000 ACRES = 10 (71.43%)

TOTAL NUMBER OF PARCELS = 14

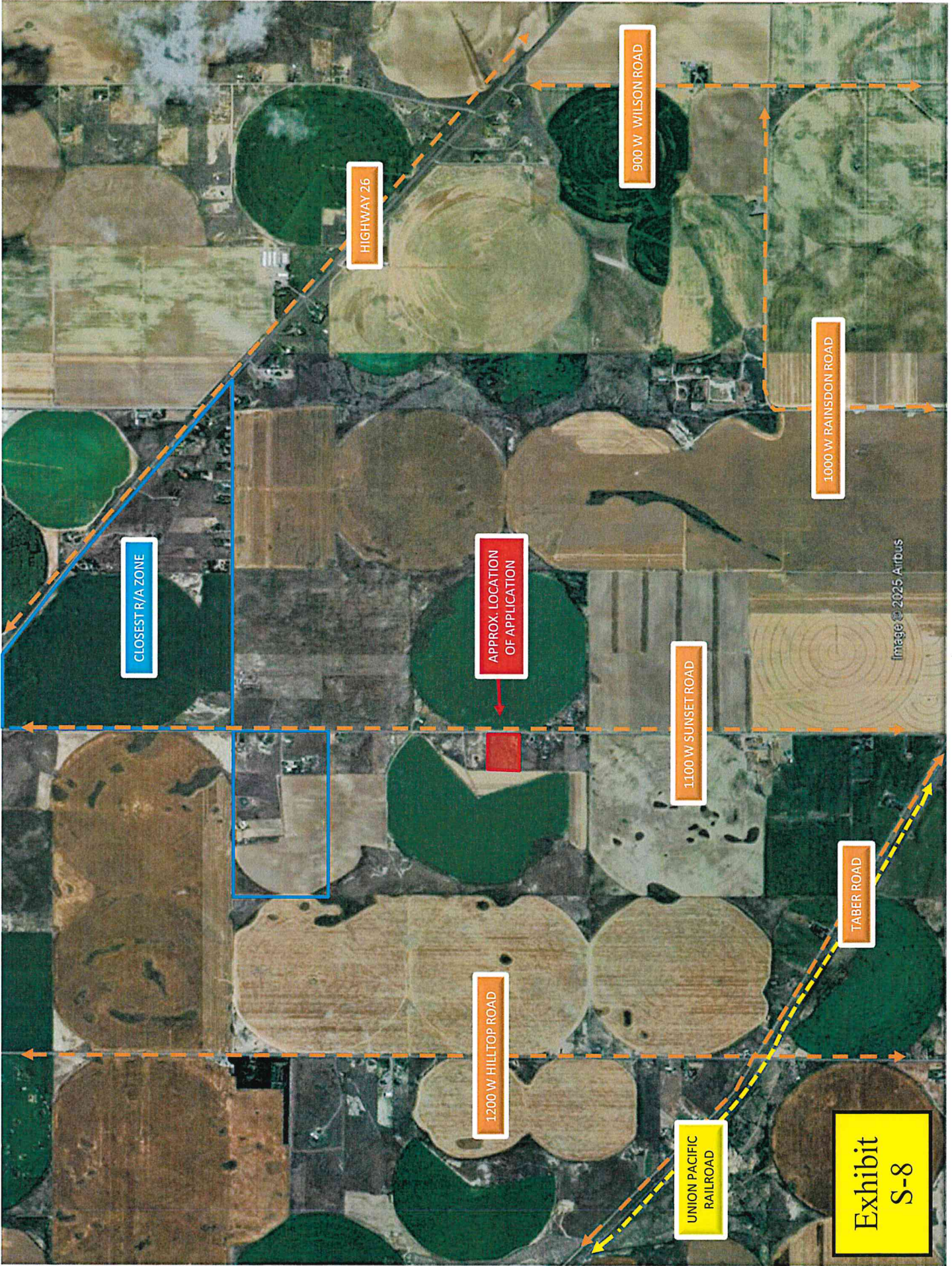
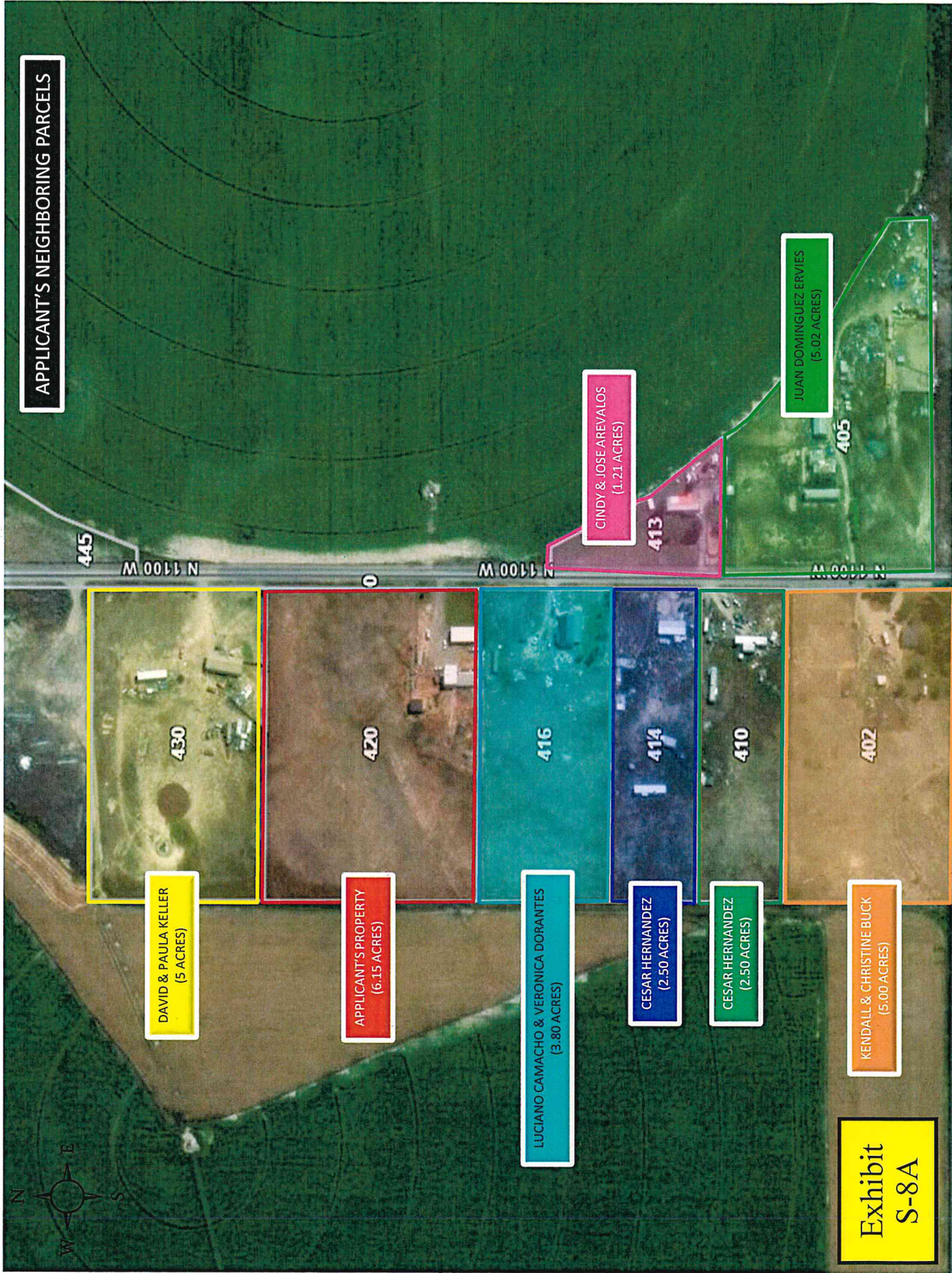


Exhibit
S-8



BINGHAM COUNTY

PLANNING & DEVELOPMENT SERVICES

NOTICE OF POSTING

I hereby certify that on March 24, 2025, I personally posted the Bingham County, Planning & Development Department Notice for File No. 3251 at the following location(s):

Approx. Location: 420 N 1100 W, Blackfoot, Idaho. Parcel No. RP0174605, Township 2 South, Range 34 East, Section 07, approx. 6.15 acres.



Addie Jo Jackman

Addie Jo Jackman
Assistant Director/Lead Planner

Exhibit
S-9

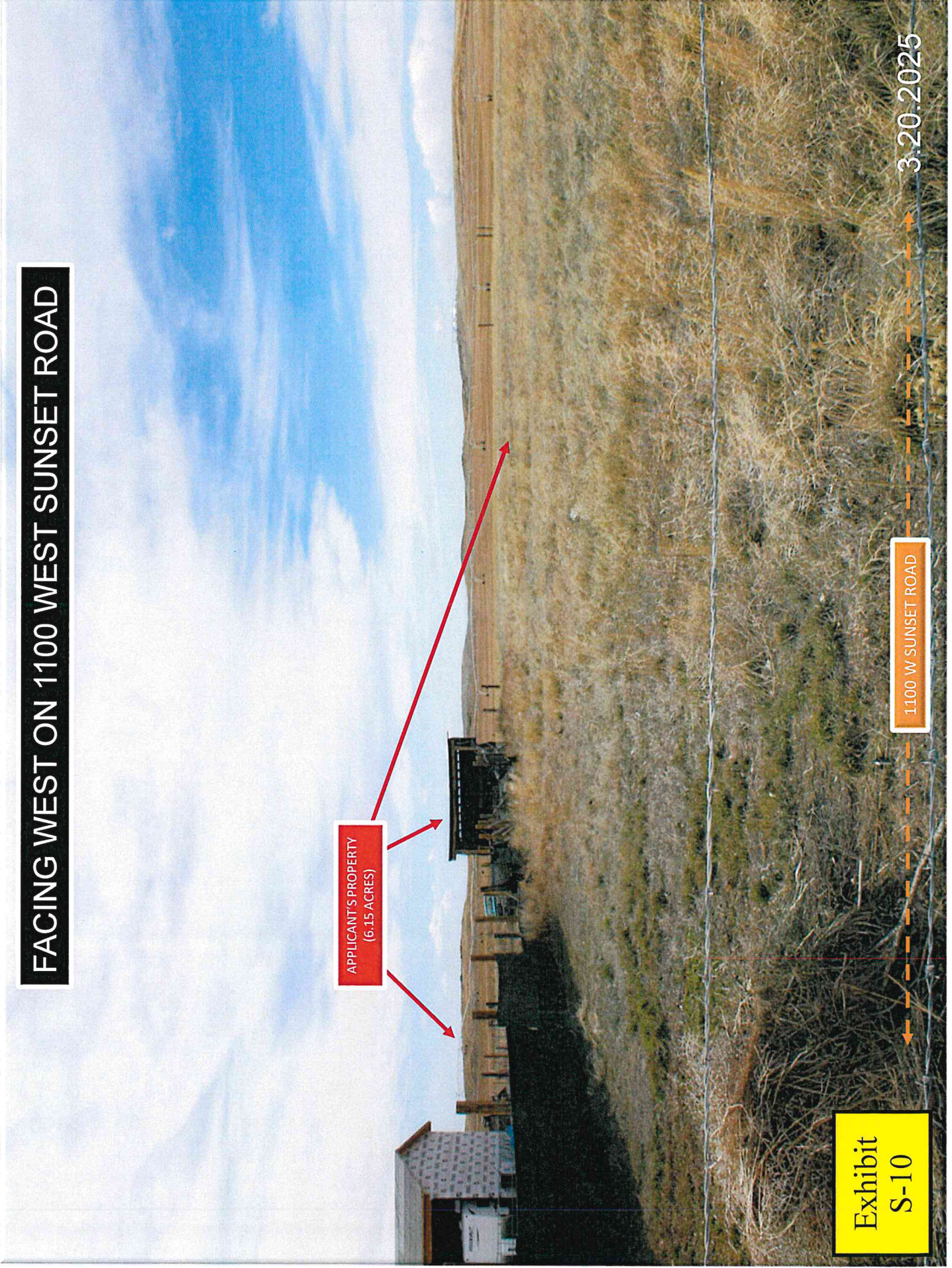
FACING WEST ON 1100 WEST SUNSET ROAD

APPLICANT'S PROPERTY
(6.15 ACRES)

Exhibit
S-10

1100 W SUNSET ROAD

3.20.2025



FACING NORTHWEST ON 1100 WEST SUNSET ROAD

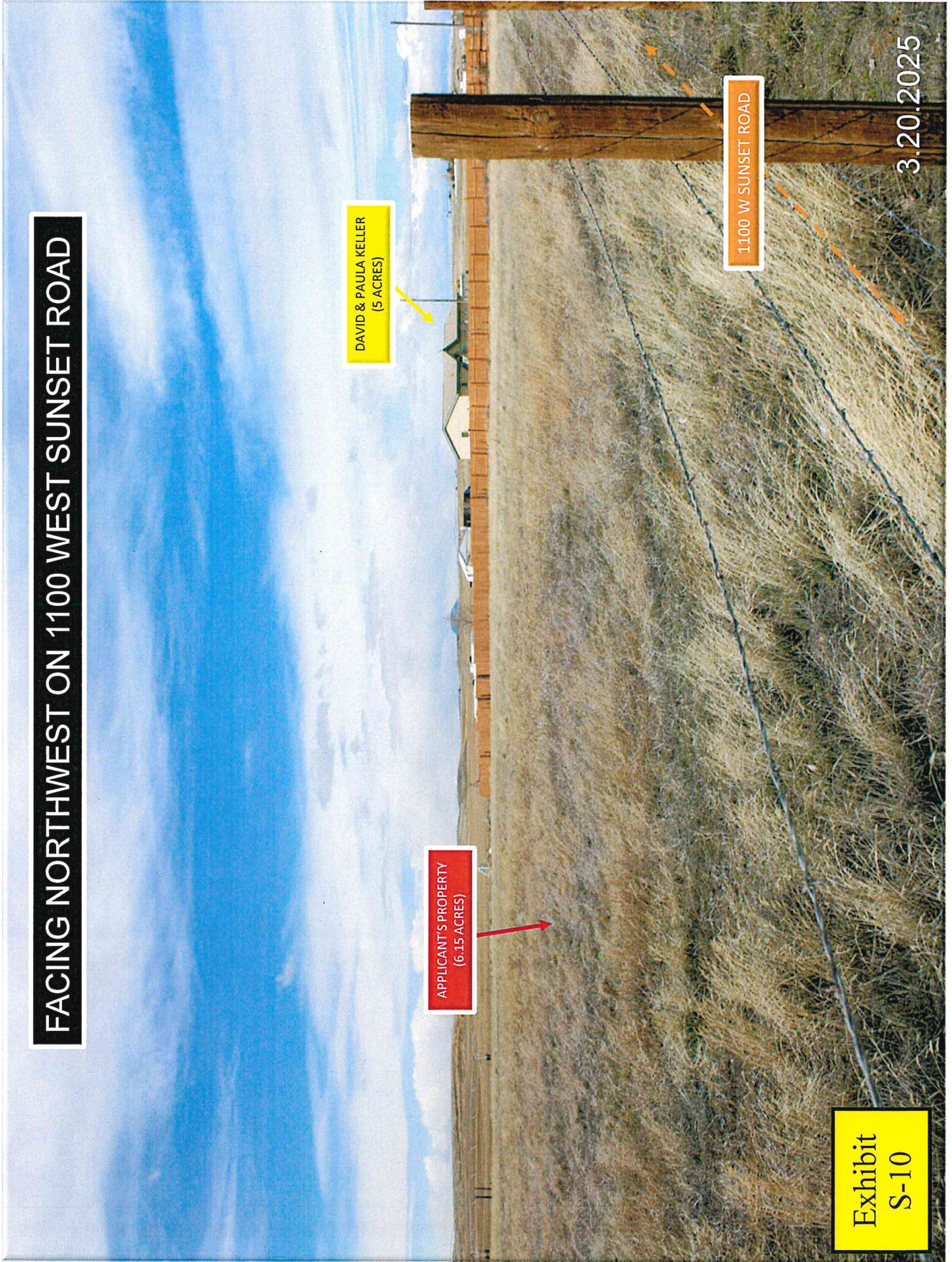
DAVID & PAULA KELLER
(5 ACRES)

APPLICANT'S PROPERTY
(6.15 ACRES)

1100 W SUNSET ROAD

Exhibit
S-10

3.20.2025



FACING NORTH ON 1100 WEST SUNSET ROAD

DAVID & PAULA KELLER
(5 ACRES)

APPLICANT'S PROPERTY
(6.15 ACRES)

PARKS UNLIMITED LLC
(147.84 ACRES)

1100 W SUNSET ROAD

Exhibit
S-10

3.20.2025

FACING EAST ON 1100 WEST SUNSET ROAD

PARKS UNLIMITED LLC
(147.84 ACRES)

Exhibit
S-10

1100 W SUNSET ROAD

3.20.2025

FACING SOUTH ON 1100 WEST SUNSET ROAD

PARKS UNLIMITED LLC
(147.84 ACRES)

APPLICANT'S PROPERTY
(6.15 ACRES)

1100 W SUNSET ROAD

Exhibit
S-10

3.20.2025

FACING WEST ON 1100 WEST SUNSET ROAD

APPLICANT'S HOME



420

NO
TRESPASSING

Exhibit
S-10

1100 W SUNSET ROAD

3.20.2025



FACING WEST ON 1100 WEST SUNSET ROAD

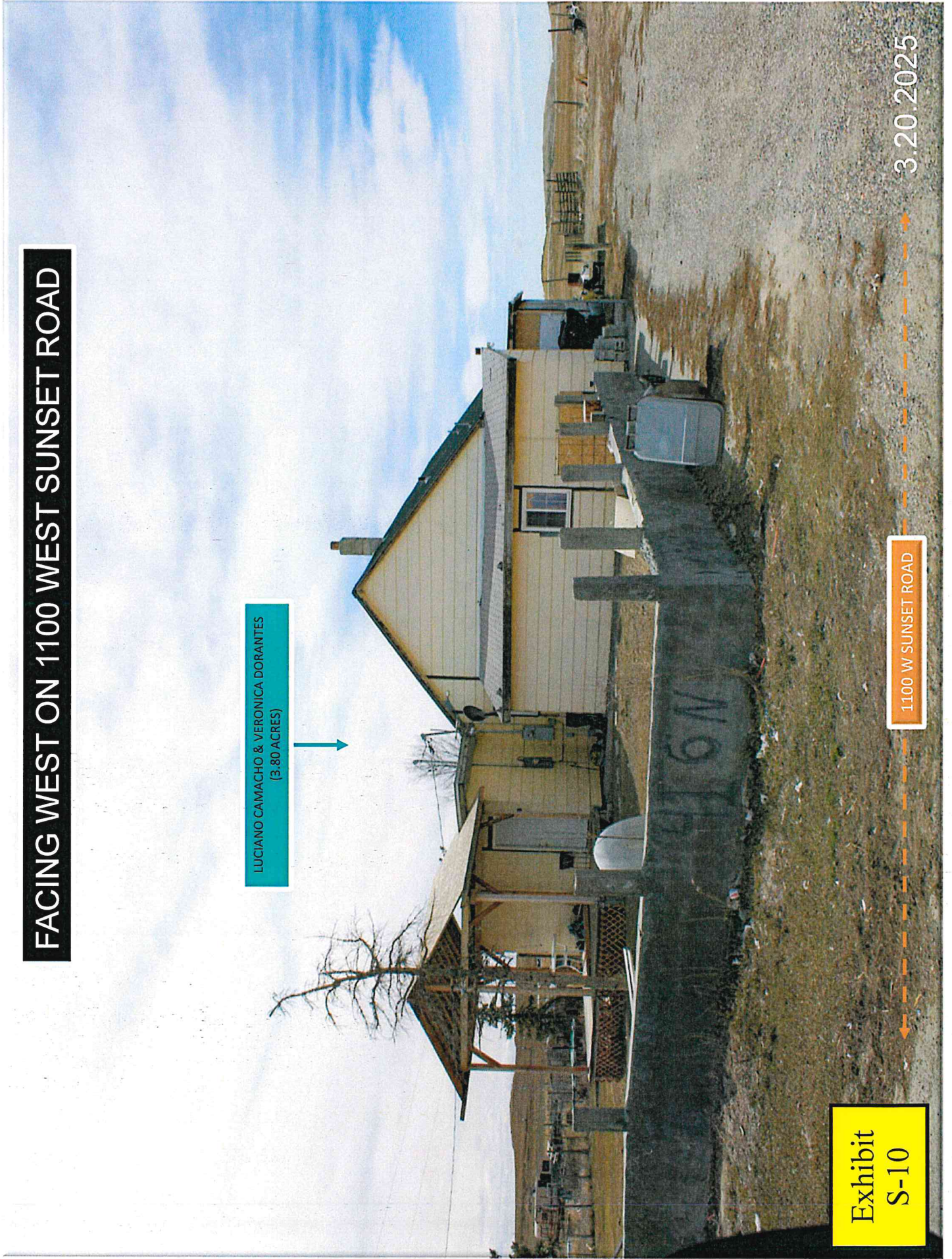
LUCIANO CAMACHO & VERONICA DORANTES
(3.80 ACRES)



Exhibit
S-10

1100 W SUNSET ROAD

3.20.2025



FACING WEST ON 1100 WEST SUNSET ROAD

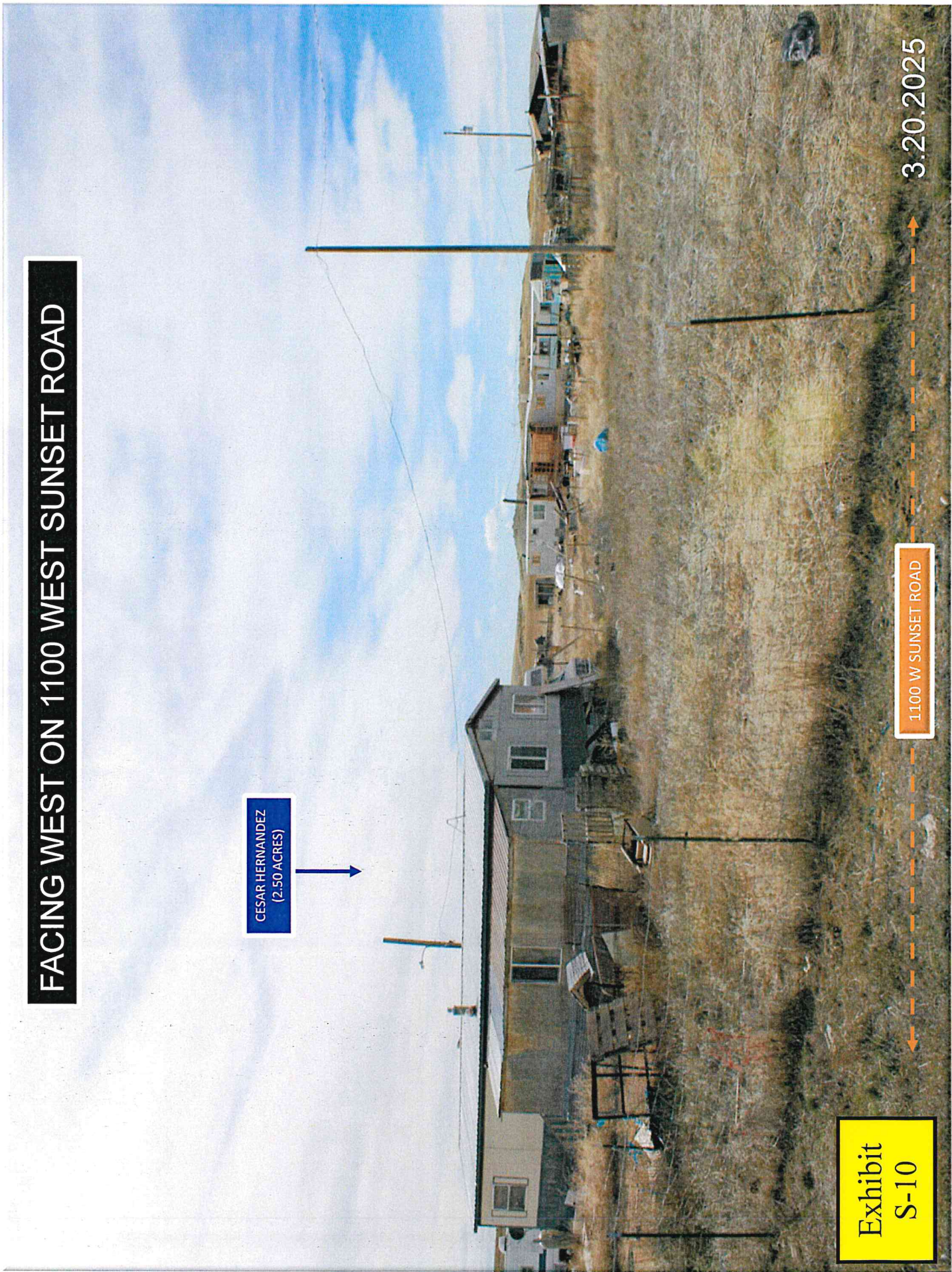
CESAR HERNANDEZ
(2.50 ACRES)



Exhibit
S-10

1100 W SUNSET ROAD

3.20.2025



FACING EAST ON 1100 WEST SUNSET ROAD

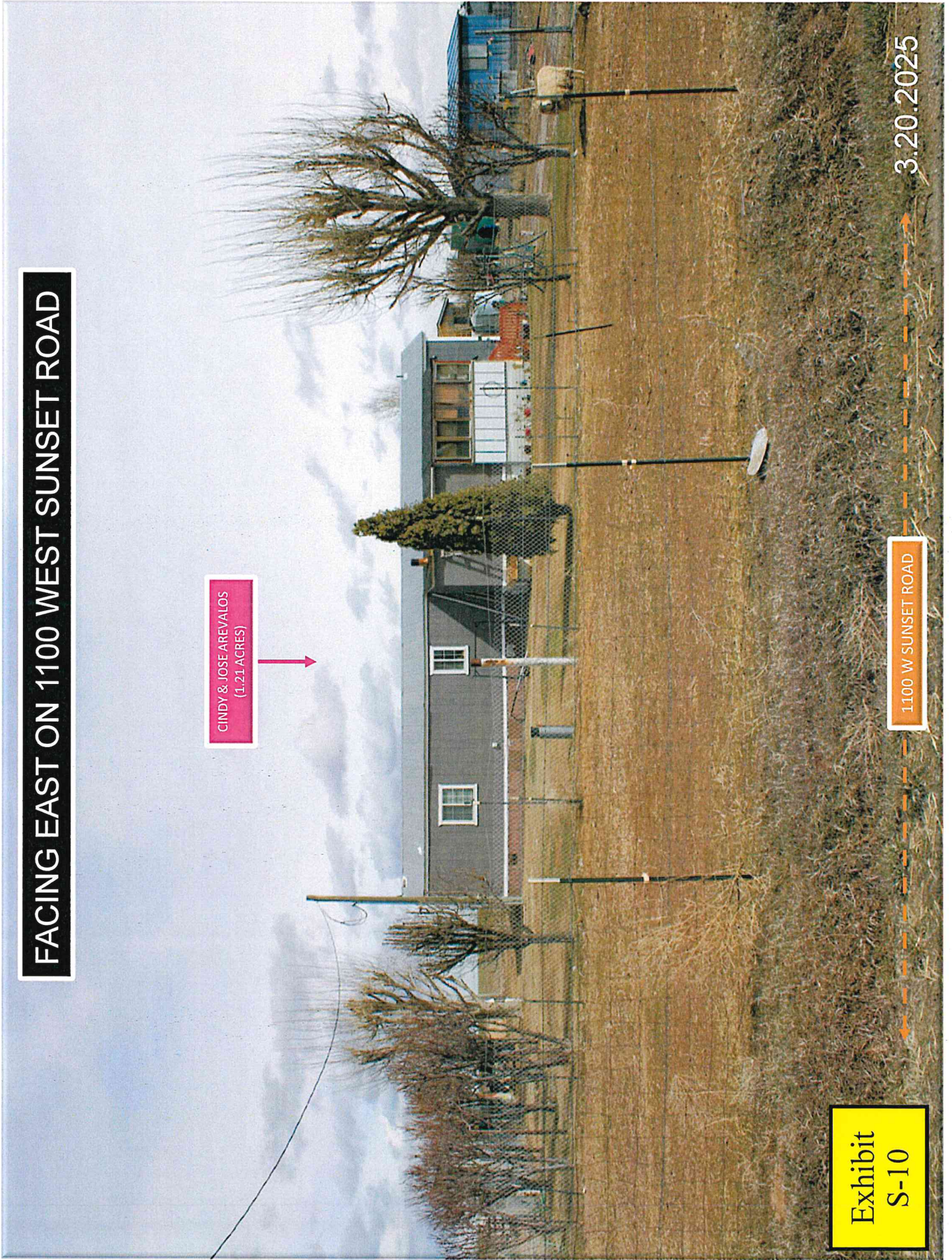
CINDY & JOSE AREVALOS
(1.21 ACRES)



Exhibit
S-10

1100 W SUNSET ROAD

3.20.2025



FACING WEST ON 1100 WEST SUNSET ROAD

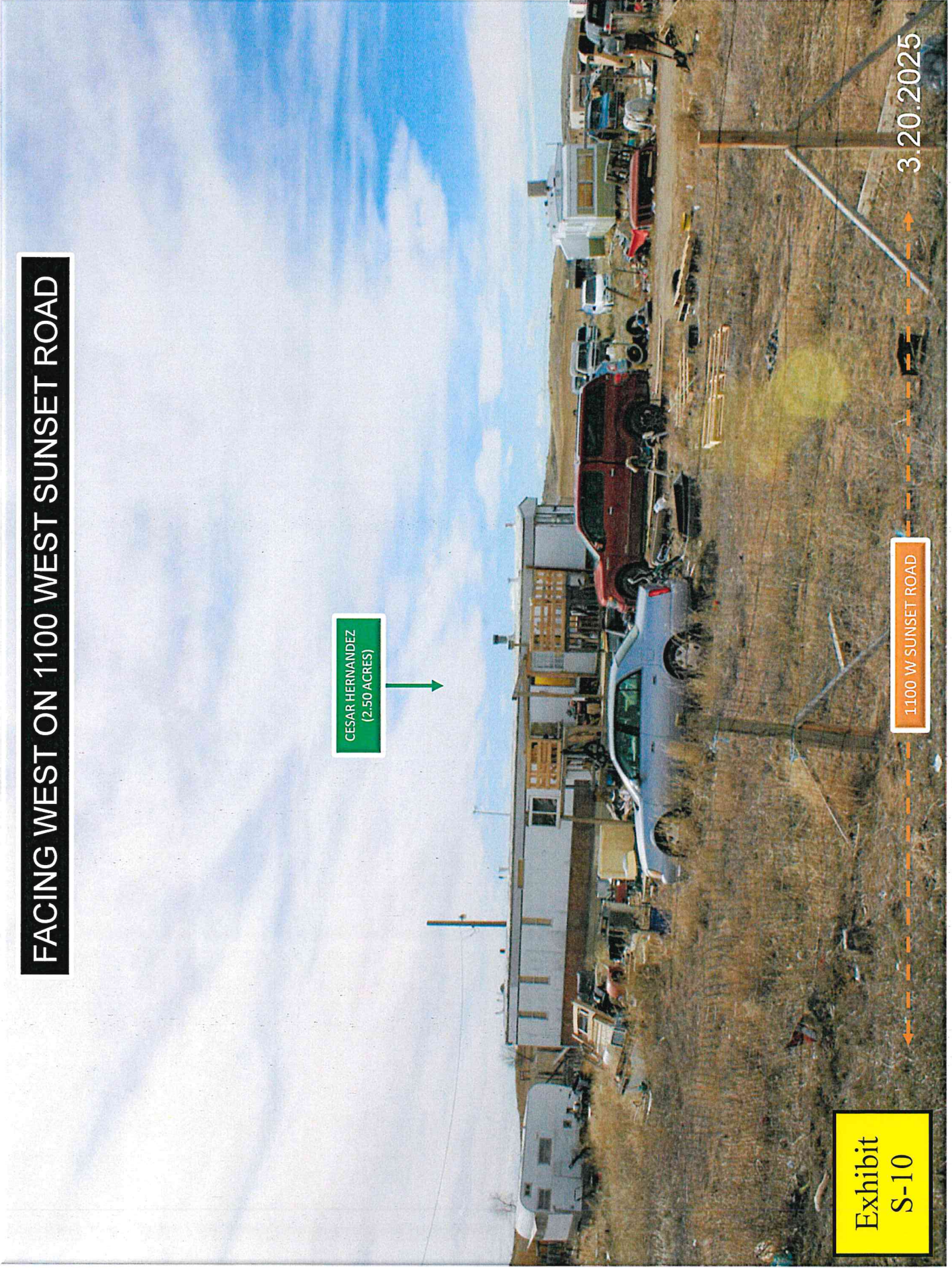
CESAR HERNANDEZ
(2.50 ACRES)



1100 W SUNSET ROAD

3.20.2025

Exhibit
S-10



FACING EAST ON 1100 WEST SUNSET ROAD

JUAN DOMINGUEZ ERVIES
(5.02 ACRES)



Exhibit
S-10

1100 W SUNSET ROAD

3.20.2025

FACING WEST ON 1100 WEST SUNSET ROAD

KENDALL & CHRISTINE BUCK
(5.00 ACRES)

Exhibit
S-10

1100 W SUNSET ROAD

3.20.2025





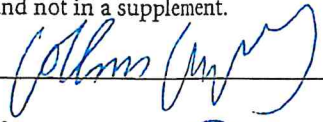
PROOF OF PUBLICATION Idaho State Journal and Post Register


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 03/14/2025 last publication having been made on 03/14/2025, 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.

Subscribed and sworn to before me, on this 14th day of March, 2025





Notary Public
My commission expires:

_____ attached jurat _____

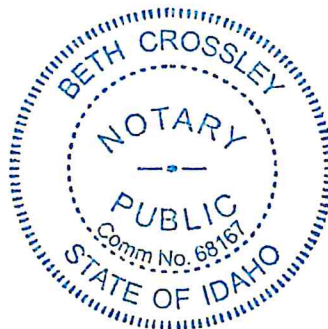
STATE OF IDAHO

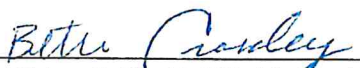
ss.

COUNTY OF BINGHAM

On this 14th day of March, 2025 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.





Notary Public for APG of the Rockies
Residing: Idaho Falls, Idaho
Commission expires: 7/28/29

**BINGHAM COUNTY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Bingham County Planning & Zoning Commission will hold a Public Hearing, beginning on April 9, 2025 at 6:00 p.m. and commencing again on April 10, 2025 at 6:00 p.m. if not concluded prior to. 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>

The following Public Hearing Applications will be heard:

1. COMPREHENSIVE PLAN MAP AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/AGRICULTURAL AND IF RECOMMENDED FOR APPROVAL, A ZONING AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/AGRICULTURE (ACTION ITEM: RECOMMENDATION) Property Owner: Rosendo Vera Mirales. Approx. Location: 420 N 1100 W, Blackfoot, ID. Parcel No. RP0174605, T2S, R34E, Sec 07, approx. 6.15 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 March, 2025.

/s/Tiffany G. Olsen

Tiffany G. Olsen

Planning & Development Director
Bingham County, Idaho

Published: March 14th, 2025 (PR/ISJ26092-616653)

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 Roger Ave.	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	455 W Lewis St.	Pocatello	ID	83204
Riverside Canal Co		379 W 150 N	Blackfoot	ID	83221

Exhibit
S-12

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	187 S 1000 W	Blackfoot	ID	83221
Wearyrick Ditch Co		66 S 700 W	Blackfoot	ID	83221

50 Government Agencies

NOTICE OF MAILING

I hereby certify on March 17, 2025, I, Ashley Taylor, personally prepared the Notice of Public Hearing for the Rosendo Vera Mirales Zone Change Application for delivery to the above named Government Agencies by postmarked U.S. Regular Mail or by email to those indicated.

Ashley Taylor

Ashley Taylor
Planner



BINGHAM COUNTY

PLANNING & DEVELOPMENT SERVICES

BINGHAM COUNTY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Bingham County Planning & Zoning Commission will hold a Public Hearing on **April 9, 2025 at 6:00 p.m.** and commencing again on April 10, 2025, at 6:00 p.m. if not concluded prior to in Courtroom 1 on the following land use application. For more information on the Application please refer to <https://www.binghamid.gov/departments/planninganddevelopment/PublicHearings>

COMPREHENSIVE PLAN MAP AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/AGRICULTURAL AND IF RECOMMENDED FOR APPROVAL, A ZONING AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/AGRICULTURE (ACTION ITEM: RECOMMENDATION)
Property Owner Rosendo Vera Mirales requests to amend the zoning of an approx. 6.15-acre parcel located at approx. 420 N 1100 W, Blackfoot, Idaho, zoned "A" Agriculture to "R/A" Residential/Agriculture in accordance with Bingham County Code Title 10 Chapter 15 *Amendments*. The request to amend the zoning designation is not consistent with the Comprehensive Plan Map Area designation of Agriculture, therefore, the Applicant also requests that the Comprehensive Plan Map Area be amended to Residential/Agricultural. The Applicant intends to subdivide the land into separate parcels, to provide each of his daughters a designated area for their future homes. Although he has previously attempted farming the land and raising cattle, the lack of irrigation rights has made it difficult to sustain these agricultural activities. As a result, farming and grazing cattle on the property have proven challenging, as access to reliable water resources is essential for both.

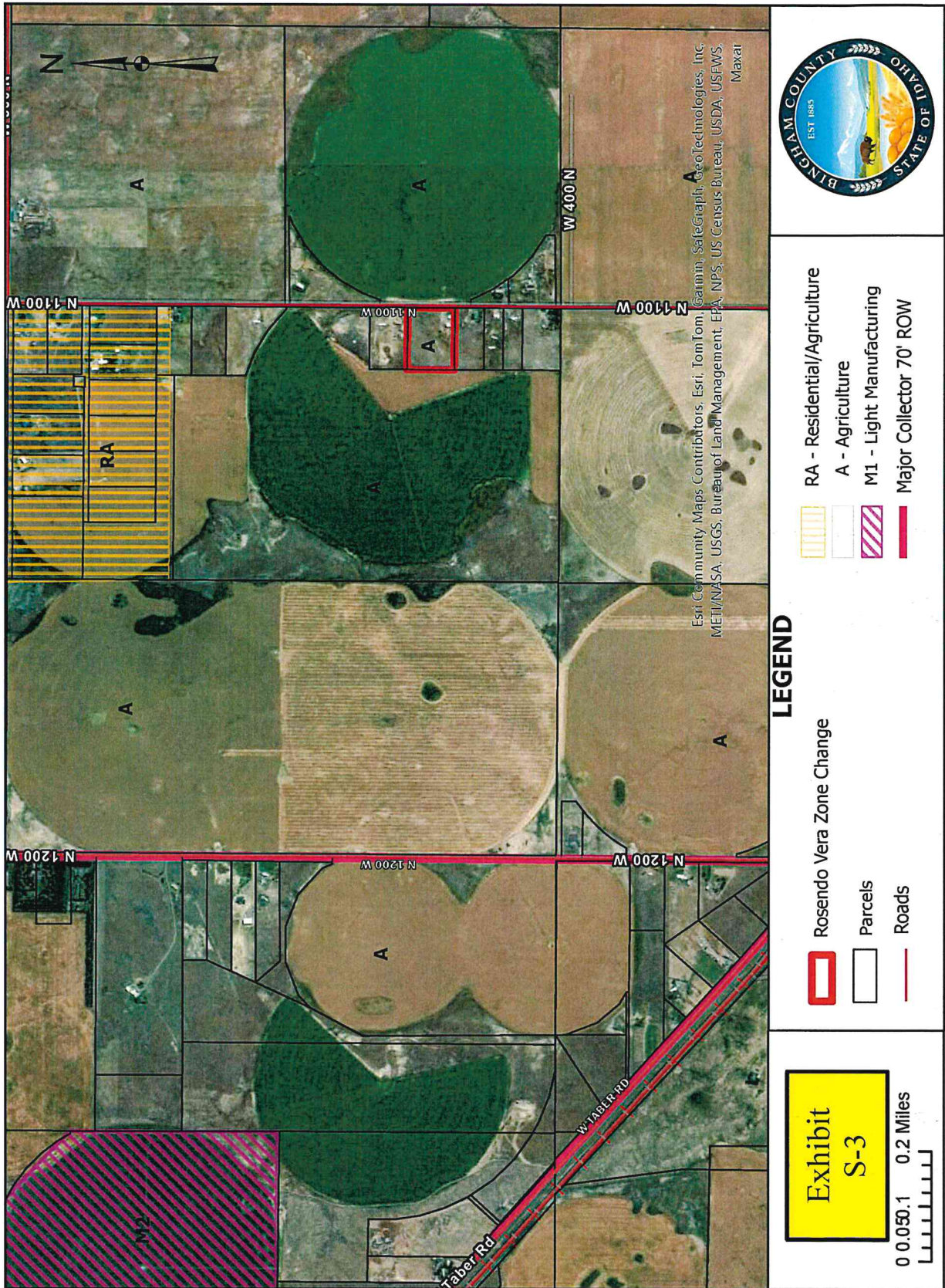
Approx. Location: 420 N 1100 W, Blackfoot, Idaho. Parcel No. RP0174605, Township 2 South, Range 34 East, Section 07, approx. 6.15 acres.

All persons interested or persons who are affected are invited to attend said Public Hearing to show cause, if any, if the requested Application meets Bingham County Code and may give testimony in favor, neutral or in opposition of said request. According to Bingham County Code Section 10-3-6(7), no more than two pages of written testimony will be accepted less than eight calendar days before a hearing. You may mail at 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 20th day of March 2025.

Tiffany G. Olsen
Planning & Development Director

ROSENDO VERA MIRALES - ZONING MAP



**PROPERTY OWNERS LIST
ROSENDO VERA Z.C.**

OWNER	ADDRESS	CITY STATE ZIP
CESAR HERNANDEZ	414 N 1100 W	BLACKFOOT ID 83221-0000
CINDY & JOSE AREVALOS	413 N 1100 W	BLACKFOOT ID 83221-0000
DAVID & PAULA KELLER	430 N 1100 W	BLACKFOOT ID 83221-0000
LUCIANO & VERONICA CAMACHO	416 N 1100 W	BLACKFOOT ID 83221-0000
MERLIN & JENNIFER SMITH	399 N 500 W	BLACKFOOT ID 83221-0000
PARKS UNLIMITED LLC	86 N 900 W	BLACKFOOT ID 83221-0000
THOMAS & GAYLE SWAN	445 N 1100 W	BLACKFOOT ID 83221-0000
VERA ROSENDO	P.O. BOX 1095	BLACKFOOT ID 83221-0000

8 PROPERTY OWNERS

NOTICE OF MAILING

I hereby certify on March 17, 2025 I, Ashley Taylor, personally prepared the Notice of Public Hearing for the Rosendo Vera Mirales Zone Change Application for delivery by postmarked U.S.

Regular Mail to the above named property owners who are within 300 feet of the properties in

Ashley Taylor

Ashley Taylor
Planner

Exhibit
S-13



BINGHAM COUNTY

PLANNING & DEVELOPMENT SERVICES

BINGHAM COUNTY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Bingham County Planning & Zoning Commission will hold a Public Hearing on **April 9, 2025 at 6:00 p.m.** and commencing again on April 10, 2025, at 6:00 p.m. if not concluded prior to in Courtroom 1 on the following land use application. For more information on the Application please refer to <https://www.binghamid.gov/departments/planninganddevelopment/PublicHearings>

COMPREHENSIVE PLAN MAP AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/ AGRICULTURAL AND IF RECOMMENDED FOR APPROVAL, A ZONING AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/AGRICULTURE (ACTION ITEM: RECOMMENDATION)

Property Owner Rosendo Vera Mirales requests to amend the zoning of an approx. 6.15-acre parcel located at approx. 420 N 1100 W, Blackfoot, Idaho, zoned “A” Agriculture to “R/A” Residential/Agriculture in accordance with Bingham County Code Title 10 Chapter 15 *Amendments*. The request to amend the zoning designation is not consistent with the Comprehensive Plan Map Area designation of Agriculture, therefore, the Applicant also requests that the Comprehensive Plan Map Area be amended to Residential/Agricultural. The Applicant intends to subdivide the land into separate parcels, to provide each of his daughters a designated area for their future homes. Although he has previously attempted farming the land and raising cattle, the lack of irrigation rights has made it difficult to sustain these agricultural activities. As a result, farming and grazing cattle on the property have proven challenging, as access to reliable water resources is essential for both.

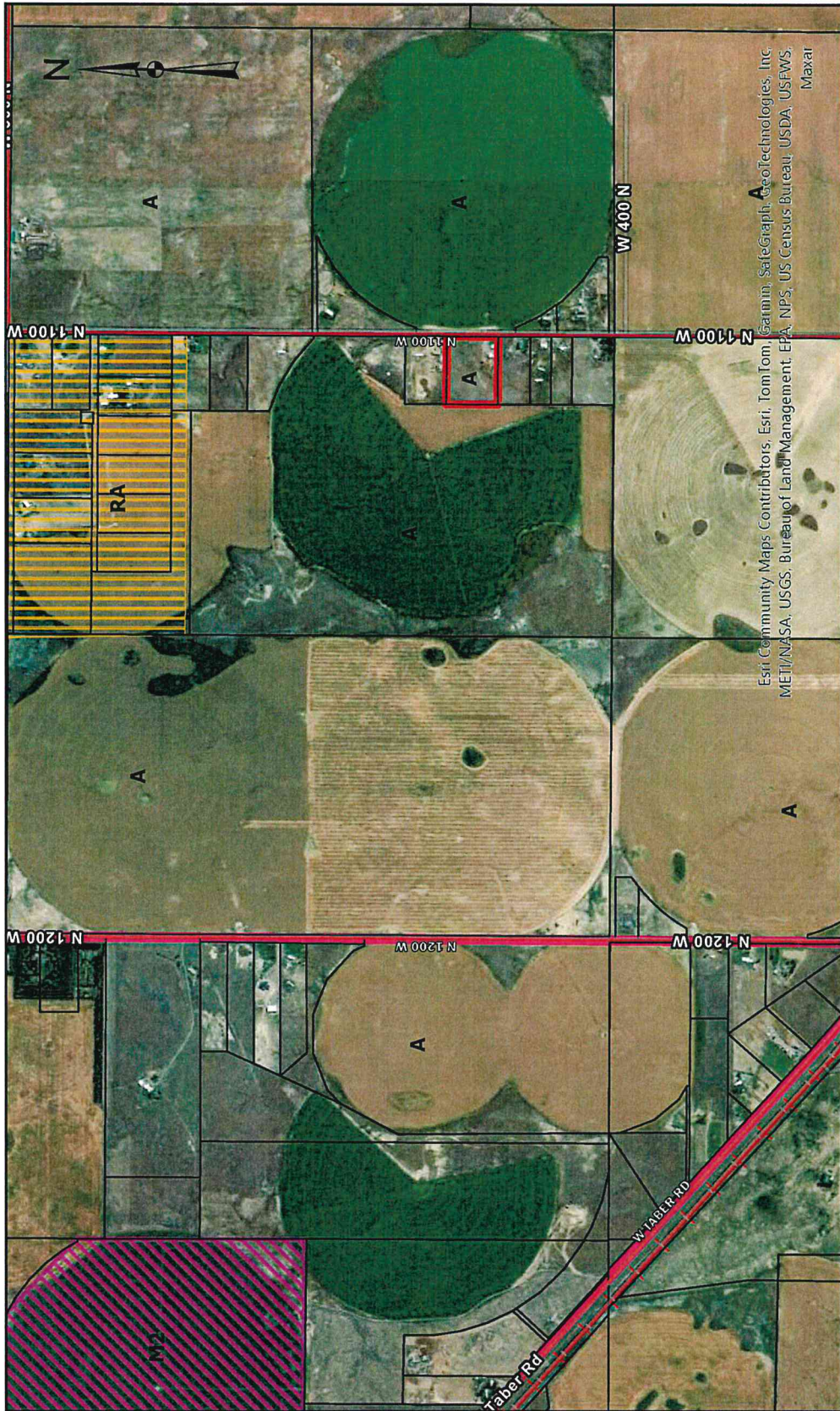
Approx. Location: 420 N 1100 W, Blackfoot, Idaho. Parcel No. RP0174605, Township 2 South, Range 34 East, Section 07, approx. 6.15 acres.

All persons interested or persons who are affected are invited to attend said Public Hearing to show cause, if any, if the requested Application meets Bingham County Code and may give testimony in favor, neutral or in opposition of said request. According to Bingham County Code Section 10-3-6(7), no more than two pages of written testimony will be accepted less than eight calendar days before a hearing. You may mail at 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 20th day of March 2025.

Tiffany G. Olsen
Planning & Development Director

ROSENDO VERA MIRALES - ZONING MAP



Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc.
 METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS,
 Maxar



LEGEND

- Rosendo Vera Zone Change
- Parcels
- Roads
- RA - Residential/Agriculture
- A - Agriculture
- M1 - Light Manufacturing
- Major Collector 70' ROW

Exhibit S-3



From: [david keller](#)
To: [PlanningTestimony](#)
Subject: Amendment of zoning
Date: Sunday, March 23, 2025 9:47:10 AM

CAUTION: This email originated from outside the organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

My name is David Keller I live at 430 n 1100 w Blackfoot Idaho 83221

I'm writing to strongly disagree with the amendment proposed by Rosendo Vera Mirales At 420 n 1100 w We chose to live in this area because we like the privacy and space that we have out here but if this amendment goes through it will definitely make it more congested than we would like.

I also have concerns about adding more draws on the aquifer, what will the effect be on my water supply??? If the zone changes go through what is the chance that everyone else will do the same?? We chose to live here because we didn't want to live in city like environment.

Get [Outlook for iOS](#)

Exhibit
T-1

From: [Rebecca Fangsrud](#)
To: [Boyd Jensen; PlanningTestimony](#)
Subject: RE: April - Notice of Public Hearing RESPONSE
Date: Tuesday, March 25, 2025 6:49:57 AM
Attachments: [image001.png](#)
[April 2025 Responses.docx](#)

Here is Public Works response.

Thanks,

Rebecca Fangsrud, Administrative Assistant

Bingham County Public Works
245 N 690 W
Blackfoot, ID 83221

208 782-3173

rfangsrud@binghamid.gov

Rosenda Vera Mirales Zone Change

All approaches must meet Bingham County approach standards.

From: [Gwen Inskeep](#)
To: [PlanningTestimony](#)
Subject: Mirales_Zone Change_Surveyor Comments
Date: Thursday, March 27, 2025 10:29:10 AM

While reviewing the Idaho Department of Water Resource's Irrigation Rights Map I was able to see water rights associated with the land. It doesn't appear that water rights were specifically restricted from being transferred in the chain of title (Inst. No(s) 253386, 420899, 443573, 654054, 701017), therefore according to Idaho Code 55-617, said water rights may be available and transferable via a name change application with IDWR. Please reach out to them to confirm and for further direction.

No other comments or concerns.

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)