



**BINGHAM COUNTY PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA AND NOTICE**

(amended 6/7/2024)

**Bingham County Courthouse, Courtroom 1
501 N. Maple Street, Blackfoot, ID 83221**

WEDNESDAY, JUNE 12, 2024 AT 6:00 P.M.

THE PLANNING & ZONING COMMISSION MEETING WILL BE LIVE STREAMED VIA ZOOM FOR AUDIO PURPOSES ONLY, UNLESS OTHERWISE PRE-APPROVED BY THE PLANNING & DEVELOPMENT DIRECTOR. ALL INDIVIDUALS WISHING TO PROVIDE PUBLIC TESTIMONY MUST BE PRESENT AT THE PUBLIC HEARING TO DO SO – TESTIMONY VIA ZOOM WILL NOT BE RECEIVED. Join Zoom Meeting by phone at (253) 215-8782, Meeting ID: 867 2687 3874 Passcode: 89933278 and online at: <https://us02web.zoom.us/j/86726873874?pwd=dXBSZlptWWVXcVpuWC9uNWZlNTBjdz09>

A. PUBLIC HEARINGS: CALL PUBLIC HEARING TO ORDER (CHAIRMAN), DISCLOSURE OF CONFLICT OF INTEREST- EX-PARTE COMMUNICATION AND SITE VISIT: Disclose who was talked to, the basic substance of the conversation and if it had any influence. Disclose if a site visit was made, location(s) of the visit, and what was seen.

- 1. CONDITIONAL USE PERMIT: DIVISION RIGHT TRANSFER FROM A “R/A” RESIDENTIAL AGRICULTURE ZONING DISTRICT TO AN “A” AGRICULTURE ZONING DISTRICT (ACTION ITEM: DECISION)** Property owner Riverbend Farms, LLC, requests a Conditional Use Permit to transfer a total of eight (8) Division Rights from three (3) Original Parcels to two (2) Original Parcels in the same ownership. **Sending Parcels Approx. Location: T1N, R37E, Sec. 16, consisting of approx. 25.90 combined total acres consisting of Parcel No. RP0450002, East and South of 1569 N 800 E, containing 3 Division Rights on 9.90 acres. Parcel No. RP0449905, East of 1557 N 800 E, containing 1 Division Right on 4.81 acres Parcel No. RP0448606, East of 1545 N 800 E, containing 4 Division Rights on 11.19 acres. Receiving Parcel Approx. Location: Parcel No. RP0482201, South of 944 E 1300 N, Shelley, ID, T1N, R37E, Sec 34, approx. 57.10 acres**
- 2. CONDITIONAL USE PERMIT: TOWER – ANTENNA, BROADCAST, CELL, TELECOMMUNICATION, INTERNET, FIBER OR OTHER WIRELESS/TOWER STRUCTURE IN A “R/A” RESIDENTIAL/AGRICULTURE & “A” AGRICULTURE ZONING DISTRICT (ACTION ITEM: DECISION)** Jared White, Skyway Tower, on behalf of property owners Kevin & April Christensen request a Conditional Use Permit to construct and operate a cellular tower in order to improve the cellular coverage in the area surrounding Firth, Idaho. **Approx. Location: 647 E 800 N, Firth, Idaho, Township 1S, Range 37E, Section 30, consisting of approx. 3.98 acres**
- 3. CONDITIONAL USE PERMIT: DWELLING – SINGLE FAMILY IN A “M1” LIGHT MANUFACTURING ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owner Clinton Harper requests a Conditional Use Permit to allow a single-family dwelling to be constructed on his property located in an “M1” Light Manufacturing Zoning District. **Approx. location: East of 671 W 150 N Blackfoot, Idaho, RP0193403, Township 2S, Range 34E, Section 25, consisting of approx. 1.09 acres**

- B. REVIEW PROPOSED FENCE PLAN AND MATERIALS LIST FOR A PROPOSED VEHICLE IMPOUND YARD (ACTION ITEM: DECISION)** Murdock Family LLC, by Kendall Murdock, has submitted a Building Permit Application for a 8ft tall chain link fence pursuant to Bingham County Code Section 10-7-37 *Vehicle Impound Yard* on a portion of 4.68 acres of bare ground zoned Light Manufacturing “M1”. According to the Bingham County Land Use Chart, a Vehicle Impound Yard is allowed in a M1 zone. However, pursuant to Section 10-7-37(E), a fence plan and materials list must be approved by the Commission and the Building Department. **Approx. location: East of 26 N 470 W, Blackfoot, ID on RP0338909, Township 2S, Range 35E, Section 32, consisting of approx. 4.68 acres**
- C. ADMINISTRATIVE APPEAL FILED BY OSCAR AND CARMEN MATTSON (ACTION ITEM: DECISION)** Oscar and Carmen Mattson filed an Administrative Appeal on February 29, 2024 for the administrative decision issued by the Bingham County Planning and Development Director on February 22, 2024. **Approx. Location: 749 East 450 North, Firth, ID. Parcel No. RP0545716, Township 2S Range 37E, Section 08, consisting of approx. 17.54 acres**
- D. ADMINISTRATIVE ITEMS:**
- 1. CONSENT ITEMS (ACTION ITEM: DECISION)** Ratify the Planning and Zoning Meeting Minutes and Decisions from 3/13/2024, 5/8/2024 and/or 5/22/2024
 - 2. ITEMS FROM THE COMMISSION AND PLANNING & DEVELOPMENT DIRECTOR’S REPORT (ACTION ITEM: DISCUSSION)** Review proposed modifications to Title 10 Zoning Regulations
- E. ADJOURN.**