



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

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

**WEDNESDAY, FEBRUARY 12, 2025 AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, FEBRUARY 13, 2025 AT 6:00 P.M.
IF NOT CONCLUDED PRIOR TO**

The purpose of this Agenda is to assist the Planning and Zoning Commission and interested citizens in the conduct of this Public Hearing. The Agenda is subject to change up to 48 hours before the meeting begins or by vote during the meeting. For more information on the Applications subject to this meeting, you may reference Bingham County Planning and Development Service's webpage at www.binghamid.gov/planning-zoning-commission

WRITTEN TESTIMONY: Per Bingham County Code Section 10-3-6(A)(8), all written testimony and exhibits must be submitted to the Planning and Development Services Department to be included in the official record. Any written testimony greater than two (2) pages is required to be submitted no less than eight (8) calendar days before this Public Hearing or it will not be accepted.

ORAL TESTIMONY: Any citizen who wishes to address the Planning and Zoning Commission on a Public Hearing agenda item must first complete an Oath of Affirmation which will be given to the Chairman of the Commission at the time testimony is offered. In order to keep a clear audio recording of this Public Hearing, when testifying, a person must come to the podium and state his/her name and address for the record; there will be a five (5) minute time limitation for testimony by citizens. Testimony should not be repetitious of other testimony already given, should not be personally malicious, and should be directed specifically to whether the application meets or does not meet the regulations of Bingham County Code or Idaho Code. Comments and/or questions will not be accepted from the audience. Booing, cheering, or other inappropriate gestures will not be tolerated. To review Meeting Procedures for Public Hearings, you may reference the above-mentioned webpage.

RECESS: The Planning and Zoning Commission may call a recess, as deemed necessary, to allow Planning and Zoning Commission members and participants a brief rest period.

ADA COMPLIANCE: In accordance with the American with Disabilities Act/504 Compliance, individuals who need accessible communications or other accommodation in order to participate are invited to make their needs known to the Bingham County Clerk, 3 to 5 days in advance, at (208) 785-7040.

A. DISCLOSURE OF CONFLICTS OF INTEREST, EX-PARTE COMMUNICATIONS, AND/OR SITE VISITS. Disclose any communication, including who was present and the basic substance of the conversation. Disclose if a site visit was made, the location of the site visit, and what was seen.

B. PUBLIC HEARING ITEMS:

1. **CONDITIONAL USE PERMIT: PUBLIC SERVICE FACILITY/YARD IN AN AGRICULTURE ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owner Montana-Dakota Utilities/Intermountain Gas Co., requests a Conditional Use Permit to construct and operate a natural gas compressor station located east of 679 E 400 N, Firth, ID, on approx. 40.39 acres of land, zoned Agriculture. This land use is defined as a *Public Service Facility* and in accordance with Bingham County Code Section 10-5-3 *Land Use Chart*, is allowed on lands zoned Agriculture with an approved Conditional Use Permit (per Title 10 Chapter 8 *Conditional Use Permit*) and requires compliance with the Specific Use Performance Standards of Bingham County Code Section 10-7-25 *Public Utility, Major; and Public Infrastructure*. Approx. Location: East of 679 E 400 N, Firth, ID. Parcel No. RP0548401, T2S, R27E, Sec 17, total of approx. 40.39 acres.
2. **ZONING AMENDMENT FROM AGRICULTURE TO HEAVY COMMERCIAL (ACTION ITEM: RECOMMENDATION)** Property Owner Shelley Firth Fire District requests to amend the zoning of approx. 15.91 acres located at approx. 694 N Highway 91, Firth ID, west of the intersection of 700 N and Highway 91, zoned “A” Agriculture to “C2” Heavy Commercial in accordance with Bingham County Code Title 10 Chapter 15 *Amendments*. The Bingham County Comprehensive Plan Map has the parcel designated as Multi-Use; this Map Area supports the desired Zoning Amendment to the Heavy Commercial Zoning District. Approx. Location: 694 N Highway 91, Firth ID, west of the intersection of 700 N and Hwy 91. Parcel No. RP0402701, T1S, R36E, Sec 36, total of approx. 15.91 acres.
3. **COMPREHENSIVE PLAN MAP AMENDMENT FROM AGRICULTURE TO INDUSTRIAL/ COMMERCIAL AND ZONING AMENDMENT FROM AGRICULTURE AND LIGHT MANUFACTURING TO ALL LIGHT MANUFACTURING (ACTION ITEM: RECOMMENDATION)** Property Owner SLT Properties, LLC requests to amend the zoning of approx. 53.86 acres of an approx. 163.18-acre parcel located South of 1195 N 900 E, Shelley, Idaho, zoned “A” Agriculture and “M1” Light Manufacturing, to all “M1” Light Manufacturing 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 and therefore the Applicant is also requesting to amend the Comprehensive Plan Map Area to Industrial/Commercial. Approx. Location: South of 1195 N 900 E, Shelley, ID. Parcel No. RP0492800, T1S, R37E, Sec 3, approx. 53.86 acres of an approx. 163.18-acres parcel.
4. **PROPOSED AMENDMENTS TO BINGHAM COUNTY CODE TITLE 10 CHAPTER 3 “ADMINISTRATION; HEARING REGULATIONS” AND TITLE 10 CHAPTER 14 “SUBDIVISION REGULATIONS” (ACTION ITEM: RECOMMENDATION)** The Planning and Zoning Commission will review proposed modifications to Bingham County Code Title 10 Chapter 3 “*Administration; Hearing Regulations*” specifically Section 10-3-6 *Public Hearings* and Title 10 Chapter 14 “*Subdivision Regulations*”, specifically to Sections 10-14-3 *Original Parcel Division*; 10-14-4 *Preliminary Plat*, 10-14-5 *Final Plat*, 10-14-7 *Combining Preliminary and Final Plats (Short Plats)*, 10-14-8 *Design Standards*, 10-14-9 *Special Developments*, and 10-14-11 *Financial Agreement*.

C. ADMINISTRATIVE ITEMS:

- 1. REVIEW AND APPROVE (ACTION ITEM: DECISION)** Review and approve the Planning and Zoning Meeting Minutes and Decisions from Public Hearing meetings on 1/6/2025 and/or 01/22/2025.
- 2. ITEMS OF INTEREST (ACTION ITEM: DISCUSSION)**
 - a. Review upcoming Public Hearing items
 - b. Questions/items from Commission Members
 - c. Planning and Development Services Update

D. MEETING ADJOURNMENT (ACTION ITEM: DECISION)