



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

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

**WEDNESDAY, JANUARY 22, 2025 AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, JANUARY 23, 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. MURKWOOD SUBDIVISION, A REPLAT OF LOTS 1 AND 2 OF BLOCK A IN THE GRIMMETT'S ADDITION TO THE MORELAND TOWNSITE (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Mathew & Corrie Cagle and John & Tracy Stewart, request to create a four (4) lot subdivision, zoned "C1" Light Commercial and "R" Residential, consisting of Lots 1 and 2 of Block A of the Grimmett's Addition to the Moreland Townsite, in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*, with an average lot size of 1.00 acre. The Bingham County Comprehensive Plan Map has all parcels designated as Residential/Residential Agriculture. Approx. Location: 759 W 200 N, Blackfoot, ID Parcel No. RP8000028 consisting of approx. 1.96 acres; 198 N 750 W, Blackfoot, ID Parcel No. RP8000026 consisting of approx. 1.14 acres; and 196 N 750 W, Blackfoot, ID Parcel No. RP8000027 consisting of approx. 0.83 acres. All parcels are located in Township 2 South, Range 34 East, Section 26, totaling approx. 3.99 acres.
- 2. SCHOOL VIEW ESTATES SUBDIVISION, A REPLAT OF PART OF LOTS 5-8 OF BLOCK 15 TO THE RIVERSIDE TOWNSITE, PART OF GOVERNMENT LOT 4, AND COMPREHENSIVE PLAN MAP AMENDMENT (ACTION ITEM: RECOMMENDATION)** Property Owner Rivin LLC requests to replat part of Lots 5-8 of Block 15 in the Riverside Townsite to create a five (5) lot residential subdivision on approx. 2.84 acres of land, zoned "R" Residential, in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*, to be known as the School View Estates Subdivision, with an average lot size of 0.57 acres. The Bingham County Comprehensive Plan Map has all parcels subject to the proposed subdivision designated as Industrial/Commercial. This Map Area is inconsistent with the Residential Zoning District and current land uses on the subject parcels as well as surrounding area parcels. If the School View Estates Subdivision is recommended for approval, an amendment to the Bingham County Comprehensive Plan Map designation is necessary from Industrial/Commercial to Residential/Residential Agriculture. Approx. Location: 19 S 700 W, Blackfoot, ID, Parcel No. RP7043800 consisting of approx. 1.34 acres; Parcel No. RP7043608 consisting of approx. 0.15 acres; Parcel No. RP7043607 consisting of approx. 0.44 acres; and 23 S 700 W, Blackfoot, ID, Parcel No. 7043605 consisting of 0.89 acres. All parcels are located in Township 3 South, Range 34 East, Section 01, totaling approx. 2.84 acres.
- 3. ZONING AMENDMENT FROM RESIDENTIAL/AGRICULTURE TO AGRICULTURE (ACTION ITEM: RECOMMENDATION)** Property Owner SLT Properties, LLC requests to amend the zoning of approx. 143.97 acres located North and West of 574 W 200 N, Blackfoot, Idaho, zoned "R/A" Residential/Agriculture used as farm ground for growing grain to "A" Agriculture in accordance with Bingham County Code Title 10 Chapter 15 *Amendments*. The purpose of the zoning amendment is to utilize the natural resources on the property for development of a temporary gravel mining and crushing operation, including portable hot-mix asphalt and ready-mix concrete batch plants for a term of up to 20 years, subject to an approved Conditional Use Permit Application as required pursuant to Bingham County Code Section 10-5-3 *Land Use Chart* and subject to compliance with the Specific Use Performance Standards of Bingham County Code Section 10-7-19 *Gravel Pits, Rock Quarries, Sand and Clay Pits*. The Bingham County

Comprehensive Plan Map has the parcels designated as Agriculture; this Map Area supports the desired zoning amendment to the Agriculture Zoning District designation. Approx. Location: North and West of 574 W 200 N, Blackfoot, ID. Parcel No's. RP0303901 & RP0304400, Township 2 South, Range 35 East, Section 19, totaling approx. 143.97 acres.

4. **CONDITIONAL USE PERMIT: GRAVEL PIT/MINING – CRUSHING/ EXCAVATION OF GRAVEL, AND ASSOCIATED BATCH PLANT OPERATION IN A PROPOSED “A” AGRICULTURE ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owner SLT Properties, LLC requests a Conditional Use Permit to utilize the natural resources on the property for development of a temporary gravel mining and crushing operation, including portable hot-mix asphalt and ready-mix concrete batch plants for a term of up to 20 years on approx. 143.97 acres located North and West of 574 W 200 N, Blackfoot, Idaho currently used as farm ground for growing grain. Mining is proposed to take place in six (6) phases to support current and anticipated growth and local development with minimal impact to surrounding land uses. An approved Reclamation Plan for mining operations was issued by the Idaho Department of Lands which states that upon closure of each phase, the land would be returned to its existing use as farm ground. Additionally, phased areas not actively being mined will continue to be farmed. A Traffic Impact Study was completed for three (3) road segments and two (2) intersections as required by Bingham County Public Works. Access to the property is proposed to extend from 600 W Clark Road. The parcels are zoned Residential/Agriculture; however, the Property Owners are concurrently seeking a Zoning Amendment to modify the zoning designation to “A” Agriculture so that the desired land use may be considered for approval pursuant to Bingham County Code Section 10-5-3 *Land Use Chart*, Title 10 Chapter 8 *Conditional Use Permit*, and subject to compliance with the Specific Use Performance Standards of Bingham County Code Section 10-7-19 *Gravel Pits, Rock Quarries, Sand and Clay Pits*. A Conditional Use Permit will only be issued if the Planning and Zoning Commission approves the Conditional Use Permit Application and if the Zoning Amendment Application is approved by the Board of County Commissioners. The Bingham County Comprehensive Plan Map has the parcels designated as Agriculture; this Map Area supports the desired zoning amendment to the Agriculture Zoning District designation. Approx. Location: North and West of 574 W 200 N, Blackfoot, ID. Parcel No's. RP0303901 & RP0304400, Township 2 South, Range 35 East, Section 19, totaling approx. 143.97 acres.

C. ADMINISTRATIVE ITEMS:

1. **CONSENT ITEMS (ACTION ITEM: DECISION)** Ratify the Planning and Zoning Meeting Minutes and Decision from 01/06/2025.
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)