



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

Amended 3/10/2025

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

**WEDNESDAY, MARCH 19, 2025 AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, MARCH 20, 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. **ZONING AMENDMENT FROM HEAVY MANUFACTURING TO AGRICULTURE (ACTION ITEM: RECOMMENDATION)** Property Owners Joshua and Lori Blau request to amend the zoning of approx. 5.00 acres located Northwest of the intersection of Taber Road and 2000 W, Blackfoot, ID, zoned “M2” Heavy Manufacturing to “A” Agriculture in accordance with Bingham County Code Title 10 Chapter 15 *Amendments*. The Bingham County Comprehensive Plan Map has this parcel designated as Agriculture; this Map Area supports the desired Zoning Amendment to the Agriculture Zoning District. Approx. Location: 1-mile Northwest of the intersection of Taber Road and 2000 West Section Road with an approx. unassigned address of 2034 W Taber Road, Blackfoot, ID. Parcel No. RP0074900, T1S, R32E, Sec 15, total of approx. 5.00 acres.
2. **PROPOSED AMENDMENTS TO BINGHAM COUNTY CODE TITLE 10 CHAPTER 7 “SPECIFIC USE PERFORMANCE STANDARDS” SECTION 35 “TOWER; BROADCAST, CELL, TELECOMMUNICATION” (ACTION ITEM: RECOMMENDATION)** The Planning and Zoning Commission will review proposed modifications to Bingham County Code Title 10 Chapter 7 *Specific Use Performance Standards* Section 35 *Tower; Broadcast, Cell, Telecommunication* specifically adding regulations for Federally Licensed Amateur Radio Stations.

C. ADMINISTRATIVE ITEMS:

1. **REQUEST TO AMEND THE COMPREHENSIVE PLAN MAP AREA DESIGNATION FROM RESIDENTIAL/RESIDENTIAL AGRICULTURE TO AGRICULTURE (ACTION ITEM: DECISION)** Riverton area citizens Layne Hamilton, Joel Weaver, and Dallen Worthington wish to discuss a proposed amendment to the Bingham County Comprehensive Plan Map Area designation in the Riverton area from Residential/Residential Agriculture to Agriculture. The proposal is to move the western most border south of the Snake River in the Riverton area approx. 1.75 miles to the east. The border currently runs north and south between T3S R34E Sec 22 & 23 with a northern border of the Snake River and a southern border of the Blackfoot River. We propose an updated western border that runs north and south between T3S R34E Sec 24 & T3S R35E Sec 19 and T3S R34E Sec 13 & T3S R35 E Sec 18 with a northern border of the Snake River and a southern border of the Blackfoot River. The citizens are requesting the Planning and Zoning Commission support their Petition and approve commencing a County initiated Comprehensive Plan Map Area Amendment pursuant to Bingham County Code Section 10-15-2(A).
2. **REVIEW AND APPROVE (ACTION ITEM: DECISION)** Review and approve the Planning and Zoning Meeting Minutes and Decisions from Public Hearing meetings on 1/06/2025, 1/22/2025, 1/23/2025, and/or 2/12/2025.
3. **ITEMS OF INTEREST (ACTION ITEM: DISCUSSION ONLY)**
 - a. Review upcoming Public Hearing items
 - b. Questions/items from Commission Members
 - c. Planning and Development Services Update

D. MEETING ADJOURNMENT (ACTION ITEM: DECISION)