



# **BINGHAM COUNTY PLANNING & ZONING COMMISSION**

## **REGULAR MEETING AGENDA AND NOTICE**

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

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**WEDNESDAY, NOVEMBER 13, 2024 AT 6:00 P.M. AND CONTINUING THROUGH  
THURSDAY, NOVEMBER 24, 2024 AT 6:00 P.M. IF NOT CONCLUDED**

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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](http://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.

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**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: GRAVEL PIT/MINING – CRUSHING/ EXCAVATION OF GRAVEL OPERATION IN AN “A” AGRICULTURE AND “A/NR” AGRICULTURE/NATURAL RESOURCES ZONING DISTRICT (ACTION ITEM: DECISION)** Property owners, B/J Livestock Inc., request a Conditional Use Permit to establish a gravel mining operation on approx. 10-acres of two parcels totaling approx. 140.68 acres zoned “A” Agriculture and “A/NR” Agriculture/Natural Resources. The purpose is for extracting aggregate materials to be sold to commercial vendors as well as the public; aggregate materials produced will include bank run, engineered fill, road base, sand, fine sand, rock, washed materials and landscape rocks. There are no intentions of using a hot mix plant at this time and therefore is not included in the Application. Any future expansion outside of the proposed approx. 10-acre pit location would require another Conditional Use Permit Application a Public Hearing for public input and consideration. The pit is proposed to have a 100-foot buffer zone and would be partially surrounded by lava flows or an eight (8) foot berm (specifically on the south and southeast boundary) to obstruct the view to the surrounding areas. It is anticipated there will be between 0-50 trucks per day accessing the Pit 1-4 times per day. The depth of the Pit is anticipated to be 20-feet but may extend down 30-40 feet if approved by the Planning and Zoning Commission. Pit hours of operation are proposed to be Monday through Saturday from 7:00 a.m. to 7:00 p.m. Fugitive dust will be controlled by buffers and barriers to keep dust in the pit area as well as sprinkler systems proposed to utilize an existing well on the property. Additionally, dust abatement will occur on the gravel road in and out of the Pit area. Crushing of material will be done within the pit and will be subject to any conditions placed on dust, noise, and hours of operation as determined by the commission and/or any state or federal agency. Once the pit is depleted or mined out, all temporary buildings and structures, equipment for weighing, loading, measuring, etc. will be removed per Code. Pursuant to the Applicant’s approved Reclamation Plan for mining operations at this site issued by the Idaho Department of Lands, upon closure topsoil will be returned to the land and native vegetation will be planted. The Application may be considered for approval pursuant to Bingham County Code Section 10-5-3 *Land Use Chart* and must comply with the Specific Use Performance Standards of Section 10-7-19.

**Approx. Location: 224 Berggren Ln., Firth, ID 83236 (located in Blackfoot’s zip code area). Project Site includes Parcel Nos. RP0398300 (T1S R36E Sec 29) and RP0399102 (T1S R36E Sec 32) totaling approx. 140.68 acres.**

## **C. ADMINISTRATIVE ITEMS:**

- 1. CONSENT ITEMS (ACTION ITEM: DECISION)** Ratify the Planning and Zoning Meeting Minutes and Decisions from 10/9/2024.
- 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)**