



**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 9, 2022 AT 7:00 P.M.**

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**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 1-253-215-8782, Meeting ID 897 4150 2759, Passcode 39850385 and online at: <https://us02web.zoom.us/j/89741502759?pwd=MUFqVGNYZlZMbldpeVpMWm01ZVcxQT09>

**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 (ACTION ITEM: DECISION)** A proposal from N. Von Mecham for a Conditional Use Permit to transfer 2 Division Rights from an original parcel near Atomic City identified as “Sending Parcel” to a parcel in Pingree identified as “Receiving Parcel”. The Sending Parcel will have one division right remaining if approved. According to Bingham County Code Section 10-14-3 “*Original Parcel Division*”, division rights may be transferred from one Original Parcel to another Original Parcel if assessed under one ownership and approved by a Conditional Use Permit. **Sending Parcel: RP0019600 Township 1N, Range 31E, Section 3, zoned Heavy Commercial, consisting of approx. 30.42 acres | Receiving Parcel: RP0157203 Township 4S, Range 33E, Section 10, zoned Agriculture, consisting of approx. 12 acres**

**2. CONDITIONAL USE PERMIT: REPLACEMENT OF A COMMERCIAL BILLBOARD SIGN (ACTION ITEM: DECISION)** A proposal from Seth Saunders, of YESCO, on behalf of the property owner, Thomas Veja James, to replace an existing billboard located at approx. 821 Frontage Road, Blackfoot, located in a “M1” Light Manufacturing Zoning District. The current billboard sign stands on four poles and the Applicant desires to replace with a with a 50-foot-tall single pole, lit, billboard to match signs in the area making it more appealing in appearance and less obtrusive to the landowner. This is a non-conforming use as the sign was placed prior to zoning regulations; replacement/construction must comply with current zoning regulations pursuant to Bingham County Code Section 10-9-4(A), which requires an approved CUP pursuant to Bingham County Code Section 10-7-31(D). **Approx. Location: 821 Frontage Rd, Blackfoot, ID 83221, Parcel No. RP0358301, Township 3S, Range 35E, Section 4, consisting of approx. 5.58 acres**

**3. CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION)** Teresa Wellard is requesting a Conditional Use Permit allowing the continued use of a previously approved Temporary Secondary Dwelling (granted for her husband in 2017), to remain on her property located at 940 N 1000 E, Shelley, to allow her daughter to assist with her care as her husband has passed. Pursuant to Bingham County Code Sections 10-7-4(B-H), each lot, tract, or parcel of property, considered a buildable parcel, shall be allowed one additional temporary dwelling for a medical hardship with a statement from a licensed physician attesting to the medical condition and need for assistance, with an approved Conditional Use Permit. **Approx. Location: 940 N 1000 E, Shelley, ID 83274, Parcel No. RP0507801, Township 1S, Range 37E, Section 15, consisting of approx. 7 acres**

**4. THIS ITEM WAS POSTPONED AND WILL BE HEARD AT A LATER DATE**

~~**CONDITIONAL USE PERMIT: MONOPOLE TELECOMMUNICATION TOWER (ACTION ITEM: DECISION)** A proposal for a Conditional Use Permit from Atlas Tower 1, LLC, on behalf of Von and Linda Cornelison, requesting to install a 120 foot tall Telecommunication Facility Tower to accommodate up to four wireless carriers. The land is currently used for agricultural purposes and is zoned "A" Agriculture with a small portion "C2" Heavy Commercial; the location of the tower is at the northeast corner of the pivot that is dryland, which will continue to remain dry for its existing purpose while the Telecommunication Tower is installed. Pursuant to Bingham County's Land Use Chart, a Telecommunication Tower shall be permitted with an approved Conditional Use Permit in this Zoning District as long as the Applicant complies with the specific design standards and criteria contained in Bingham County Code Section 10-7-35. **Approx. Location: 315 N 150 E, Blackfoot, ID 83221, Parcel No. RP0430100, Township 2S, Range 36E, Section 17, consisting of approx. 38.8 acres**~~

**5. CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION)** Micaela Williams is requesting a Conditional Use Permit allowing a Temporary Secondary Dwelling to be placed on her property located at 191 N 300 W, Blackfoot, to allow her to assist in caring for her grandmother, Karen Short. Pursuant to Bingham County Code Sections 10-7-4(B-H), each lot, tract, or parcel of property, considered a buildable parcel, shall be allowed one additional temporary dwelling for a medical hardship with a statement from a licensed physician attesting to the medical condition and need for assistance, with an approved Conditional Use Permit. **Approx. Location: 191 N 300 W, Blackfoot, ID 83221, Parcel No. RP8268010, Casa de Campo Subdivision (Lot 2 Block 1), Township 2S, Range 35E, Section 27, consisting of approx. 1.26 acres**

**6. CONDITIONAL USE PERMIT: AMUSEMENT FACILITY/INDOOR BMX TRACK (ACTION ITEM: DECISION)** A proposal from Jasen Gibbons to operate an indoor BMX track with an overnight participant camping area located at approx. 1546 W 800 S, Pingree, on 7.16 acres, zoned "A" Agriculture. The property features an indoor horse arena, where the events will take place, with sufficient area for parking, camping, and staging for the event. The most similar related land use is an Amusement Facility which is allowed in an Agricultural Zoning District with an approved Conditional Use Permit and compliance with specific design standards and criteria contained in Bingham County Code Section 10-7-7. **Approx. Location: 1546 W 800 S, Pingree, ID 83262, Parcel No. RP0156913, Township 4S, Range 33E, Section 9, consisting of approximately 7.16 acres**

**7. ROD HENDRICKS SUBDIVISION, 4 LOT SUBDIVISION (ACTION ITEM: RECOMMENDATION)** A proposal from Rodney and Robin Hendricks to develop a 4-lot Subdivision, to be known as “Rod Hendricks Subdivision”, on approx. 4.50 acres, located in a “R/A” Residential/Agriculture Zoning District, with lots ranging in size from 1 acre to 1.38 acres. There is an existing home, septic system and culinary well on Lot 1, currently owned and resided in by the Hendricks. Lots 2, 3 and 4 will also have an individual septic system, drain field, and individual culinary well. All Lots will have irrigation water rights assessed by the People Canal & Irrigation Company with delivery through a pressurized irrigation system and road frontage along a 50 foot wide access easement. The Comprehensive Plan Map has this area identified as Residential/Residential Agriculture. **Approx. Location: 480 W 300 N, Blackfoot, ID 83221, Parcels No. RP0302002, RP0302010 and RP0302012, Township 2S, Range 35 E, Section 17, consisting of approx. 4.50 acres**

**B. ADMINISTRATIVE ITEMS:**

**CONSENT ITEMS (ACTION ITEM: DECISION):** Ratify the Planning and Zoning Meeting Minutes and Decisions from 10/12/2022; and

**COMMISSION ITEMS / DIRECTOR’S REPORT (ACTION ITEM: DISCUSSION)**

**C. ADJOURN.**