



BINGHAM COUNTY PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA AND NOTICE
Bingham County Courthouse, Courtroom 1
501 N. Maple Street, Blackfoot, ID 83221
(Amended 12/14/2022)

WEDNESDAY, DECEMBER 14, 2022 AT 7:00 P.M.

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 837 2527 5897, Passcode 21264195 and online at: <https://us02web.zoom.us/j/83725275897?pwd=SVgraWFBS25jQUtNaZEKxUjY0Q29YQT09>

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: MONOPOLE TELECOMMUNICATION TOWER (ACTION ITEM: DECISION)** A proposal for a Conditional Use Permit from Atlas Tower LLC, on behalf of Property Owners, Von and Linda Cornelison, requesting to construct a Telecommunication Facility consisting of approximately 2,500 square feet to operate a 120-foot-tall Monopole Telecommunications Tower. The intent is to accommodate up to four wireless carriers and bring quality voice and data services to an area lacking reliable coverage as the capacity of existing infrastructure in the community is reaching its limit. The land is currently used for agricultural purposes, zoned “A” Agriculture, and with a small portion zoned “C2” Heavy Commercial. The proposed location of the tower is at the northeast corner on an unused portion of the property where the irrigation pivot does not reach, while the remainder of the property would continue to be farmed. 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**
- 2. STEVE & MICHELLE VANORDEN, CONDITIONAL USE PERMIT: DIVISION RIGHT TRANSFER (ACTION ITEM: DECISION)** A proposal from Steve and Michelle VanOrden to transfer a total of twelve (12) division rights from four (4) original parcels they own to three (3) other original parcels, in the same ownership, which are currently being farmed. The intent is to retain the division rights on their land, in their ownership, as they plan to develop the “Sending Parcels” and may lose the division rights if not transferred prior to platting. **Sending Parcels: RP0312108, consisting of approx. 14.89 acres, RP0311905, consisting of approx. 20.54 acres, and RP0311907 consisting of approx. 19.18 acres, Township 2S, Range 35E, Section 23, all zoned Residential Agriculture, located at approx. 282 N 150 W, Blackfoot | Receiving Parcel: RP0261101, Township 3S, Range 34E, Section 20, consisting of approx. 110.16 acres, zoned Agriculture**

ITEM NO. 3, ZONING AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/ AGRICULTURE BY THE SHOSHONE-BANNOCK TRIBES HAS BEEN CONTINUED TO THE PLANNING & ZONING COMMISSION'S JANUARY 11, 2023 PUBLIC HEARING DUE TO AN ERROR IN THE REQUESTED LAND USE BY PLANNING & DEVELOPMENT. PLEASE SEE THE PLANNING & ZONING COMMISSION WEBPAGE FOR MORE INFORMATION OR CONTACT THE PLANNING & DEVELOPMENT DEPARTMENT.

~~3. ZONING AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/ AGRICULTURE (ACTION ITEM: RECOMMENDATION)~~ A proposal from the Shoshone Bannock Tribes to amend the zoning of approx. 3.33 acres located at 350 S 700 W, Blackfoot, from "A" Agriculture to "R/A" Residential/Agriculture with the intent of operating a Re Entry program for Tribal participants as the Applicants were recently awarded a grant from the U.S. Department of Justice (DOJ) Tribal Justice System Infrastructure Program. The grant allows the Applicants to house 12-18 participants on the Fort Hall Indian Reservation or Fee Land owned by the Tribe. This use is allowed in a Residential/Agriculture Zone under the *Assisted Living Care Facility/Residential Care* land use pursuant to Section 10-7-9(D)(2) of Bingham County Code. The request is in conformance with the Comprehensive Plan Map designation of Residential/Residential Agriculture. The Applicants do not intend to change or disrupt the parcel, the existing facility, or the surround area with this use. The only changes to be made will be modifying living quarters to meet the needs of the Reentry Program participants. **Approx. Location: Parcel No. RP0262610, Township 3S, Range 34E, Section 23, consisting of approx. 3.33 acres**

4. EAST VIEW SUBDIVISION, 2 LOT SUBDIVISION (ACTION ITEM: RECOMMENDATION) A proposal from William and Lisa Wells to develop the "East View Subdivision", consisting of 2 Lots, on approx. 11.34 acres, in an "A" Agriculture Zoning District. Lot 1 would consist of 5.26 acres and Lot 2 would be 5.38 acres in size. Both Lots will have individual septic systems and culinary wells with irrigation water rights from the Bingham Ground Water District, with the point of diversion from the existing irrigation well. The existing pump and pressurized irrigation system would be accessible by both Lots and managed and maintained by an HOA. Both Lots will have access to 200 E Wicks Road via a 50-foot private easement to be constructed by the Applicants. The Comprehensive Plan Map has this area identified as Agriculture. **Approx. Location: 181 N 200 E, Blackfoot, ID 83221, Parcels No. RP0438703 Township 2S, Range 36 E, Section 28, consisting of approx. 11.34 acres**

B. ADMINISTRATIVE ITEMS:

CONSENT ITEMS (ACTION ITEM: DECISION): Ratify the Planning and Zoning Meeting Minutes and Decisions from 11/9/2022; and

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

C. ADJOURN.