



BINGHAM COUNTY PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA AND NOTICE
Bingham County Courthouse, Courtroom 1
501 N. Maple Street, Blackfoot, ID 83221

WEDNESDAY, MARCH 8, 2023 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 843 2800 2644, Passcode 82930007 and online at: <https://us02web.zoom.us/j/84328002644?pwd=c1F0ZVIWWHhaczhNSXQ0S1NEL3R4UT09>

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. PARRIS SUBDIVISION, 1-LOT SUBDIVISION AND AMENDMENT TO THE COMPREHENSIVE PLAN MAP FROM AGRICULTURE TO RESIDENTIAL/ RESIDENTIAL AGRICULTURE, (ACTION ITEM: RECOMMENDATION) A proposal from Alejandra Margarita Parris to develop a 1-lot Subdivision, to be known as “Parris Subdivision,” on approx. 1.19 acres (currently a non-buildable parcel created without a division right), in a “R/A” Residential/Agriculture Zoning District. The parcel is located along the North Right-of-Way of 250 N Jacobson Lane, approximately half a mile Southwest of Highway 26 and Northwest of Moreland Park Ponds. The proposed 1-Lot Subdivision will have an individual well for culinary purposes, a private septic sewer system and drain field, with irrigation water rights assessed by the Peoples Canal and Irrigation Company delivered through an existing irrigation ditch that runs along the North boundary of the property. The parcel is proposed to have direct access to the existing County Road, 250 N Jacobson Lane. The Comprehensive Plan Map has this area identified as Agriculture and therefore if recommended for approval, the Commission shall recommend to the Board of Commissioners to amend the Comprehensive Plan Map to reflect the change to Residential/Residential Agriculture pursuant to Bingham County Code Section 10-15-4(c). **Approx. Location: 772 W 250 N, Blackfoot, Idaho 83221, Parcel No. RP0185906 Township 2S, Range 34 E, Section 23, consisting of approx. 1.19 acres**

2. LOREN AND HOLLI LUND, CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION) Loren and Holli Lund are requesting a Conditional Use Permit allowing the continued use of a previously approved Temporary Secondary Dwelling (granted for their parents Daines and Joyce Lund in 2018), to remain on their property located at 787 E 1500 N, Shelley, to allow their families to exchange assistance in the care needs of individuals residing in both the primary dwelling as well as the secondary dwelling. 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: 787 E 1500 N, Shelley, Idaho 83274, Parcel No. RP8127300, Township 1N, Range 37E, Section 20, consisting of approx. 1.00 acre**

3. 1st AMENDED REPLAT OF TEEPLES-BERGESON RIVERVIEW ACRES TO BE KNOWN AS BRENT DEW SUBDIVISION, 2-LOT SUBDIVISION (ACTION ITEM: RECOMMENDATION) A proposal from Fredrick Beasley to develop “Brent Dew Subdivision,” consisting of 2 Lots, on approx. 1.5 acres, in a “R” Residential Zoning District. Lot 1 would consist of 0.68 acres and is proposing an individual septic system and shared well with the already existing culinary system on Lot 2, through an Easement and Shared Well Agreement. Lot 2 would be 0.81 acres in size, featuring an existing home with an existing individual well and septic system. Both Lots would have surface irrigation water rights from Weary Rick Ditch Co., with delivery through an existing ditch along the East and South property boundary which would be buried. Both Lots are proposing direct access to Highway 39 via two (2) existing, permitted, approaches from the Idaho Department of Transportation. The Comprehensive Plan Map has this area identified as Multi-Use. **Approx. Location: 619 W Highway 39, Blackfoot, Idaho 83221, Parcels No. RP8039600 Township 3S, Range 34E, Section 1, consisting of approx. 1.50 acres**

B. ADMINISTRATIVE ITEMS:

CONSENT ITEMS (ACTION ITEM: DECISION)

Ratify the Planning and Zoning Meeting Minutes and Decisions from 1/11/2023

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

Review of Land Use Decisions issued by the Board of County Commissioners

C. ADJOURN.