



BINGHAM COUNTY PLANNING & ZONING COMMISSION MEETING AGENDA

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

**WEDNESDAY, JANUARY 14, 2026, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, JANUARY 15, 2026, 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 contact Bingham County Planning and Development [Services](#) at (208) 782-3177.

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 APPLICATION ITEMS:

- 1. APPLE GROVE ESTATES SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Rob & Laree Wray, request to develop a 7-lot residential subdivision, zoned “R/A” Residential/Agriculture, to be known as Apple Grove Estates Subdivision, on approx. 13.70 assessed acres in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*. The Bingham County Comprehensive Plan has the parcel subject to the proposed subdivision designated as Residential/Agricultural, which is consistent with the proposed Application. Approx. Location: W of 416 W 175 N, Blackfoot, ID, Parcel No. RP0328200, T2S, R35E, Sec. 29, consisting of approx. 13.70 assessed acres.
- 2. ZONING AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/AGRICULTURE, AND IF RECOMMENDED FOR APPROVAL, BAUTISTA ESTATES SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants Selia and Gilbert Bautista Jr. request to amend the zoning designation of their property from “A” Agriculture to “R/A” Residential/Agriculture and if recommended for approval, to create a three-lot single-family residential subdivision, to be known as Bautista Estates, on approx. 5.11 acres, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Approx. Location: 159 E 350 N, Blackfoot, ID. Parcel No. RP0428101, T2S, R36E, Sec 17, approx. 5.11 acres.
- 3. MORNING DEW ACRES SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owner and Applicant, Douglas D. Williams, requests to develop a five-lot residential subdivision, to be known as Morning Dew Acres, on approximately 6.71 acres of land zoned “R/A” Residential/Agriculture, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Approx. Location: South and East of 431 W Riverton Road, Blackfoot, ID, Parcel Nos. RP0365121 & RP0365120, T3S, R35E, Sec 08, consisting of approx. 6.71 acres.
- 4. COMPREHENSIVE PLAN MAP AMENDMENT FROM AGRICULTURAL TO RESIDENTIAL/AGRICULTURAL AND IF RECOMMENDED FOR APPROVAL, MOUNTAIN AURA ESTATES SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Diego Armando Bustamante-Aquino and Dora Patricia Vidal-Andrade, request to create a 17-lot residential subdivision, zoned “R/A” Residential/Agriculture, to be known as the Mountain Aura Estates Subdivision, on approx. 20.26 acres, in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*. In order to facilitate the subdivision development, an amendment to the Comprehensive Plan Map Area designation is required from Agricultural to Residential/Agricultural per Bingham County Code Title 10 Chapter 15 *Amendments*. Approx. Location: North and East of 46 W 50 S, Blackfoot, ID, Parcel No RP0353904, T3S, R35E, Sec. 01, consisting of approx. 20.26 acres.

C. ADMINISTRATIVE ITEMS:

- 1. REVIEW AND APPROVE (ACTION ITEM: DECISION)** Review and approve the Planning and Zoning Commission Meeting Minutes and Decisions from Public Hearing Applications presented on 11/12/2025 and 12/10/2025.

2. ITEMS OF INTEREST (ACTION ITEM: DISCUSSION)

May include:

- a. Review upcoming Public Hearing items
- b. Questions/items from Commission Members
- c. Planning and Development Services Update

D. MEETING ADJOURNMENT (ACTION ITEM: DECISION)