

BINGHAM COUNTY PLANNING & ZONING COMMISSION
REASON AND DECISION

APPLICATION OF: Conditional Use Permit for a Contractors Office/Shop/ Yard
in an "A" Agriculture Zoning District

**PROPERTY OWNER &
APPLICANT:** Amped Up Rentals, Inc.

Requested Action: Property Owner and Applicant, Amped Up Rentals, LLC, care of Dalton Long and David Long, request a Conditional Use Permit to operate an electrical contracting company, known as DL Electric LLC, on approx. 12.13 acres of land, zoned "A" Agriculture, located at approx. 349 N 150 W, Blackfoot, ID. The property will consist of three (3) to-be-constructed accessory structures and one (1) accessory structure with a living area to serve as the Applicants' headquarters for their business.

The proposed land use is defined as a *Contractors Office/Shop/Yard* and, in accordance with Bingham County Code Section 10-5-3 *Land Use Chart*, is allowed on lands zoned Agriculture with an approved Conditional Use Permit (per Title 10 Chapter 8 *Conditional Use Permit*), and requires compliance with the Specific Use Performance Standards of Bingham County Code Section 10-7-13 *Contractor's Yard*.

Property Location: 349 N 150 W, Blackfoot, Idaho. Parcel Nos. RP0292608 Township 2 South, Range 35 East, Section 14, consisting of approx. 12.13 acres

Applicable Regulations: Bingham County Comprehensive Plan, dated November 20, 2018, and Bingham County Zoning Ordinance 2012-08, as amended

Public Hearing Date: September 10, 2025

I. PUBLIC HEARING RECORD AND INFORMATION

1. The following was reviewed by the Commission:
 - a. Application and materials submitted by the Applicant; and

Amped Up Rentals, LLC
Contractors Office/Shop/Yard CUP
CUP File #3268
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**Exhibit
S-14**

- b. Staff Report, maps, notice, and other materials.
- 2. At the Public Hearing, Assistant Director/Lead Planner Addie Jo Jackman presented the Staff Report for the Application. She reviewed the requested action and acknowledged that before the Public Hearing, the Commissioners were provided the record of written testimony received, which included:
 - (T-1) Bingham County Surveyor submitted testimony in a neutral position and stated they have no concerns.
 - (T-2) Bingham County Public Works submitted testimony in a neutral position and stated they have approved the approach and have no objections to the Conditional Use Permit.
- 3. After the Staff Report was presented, Chairman Adams had questions about the existing bridge that would be crossed to access the subject property, and whether the County is the governing jurisdiction over the crossing. Ms. Jackman responded that she was unaware whether the Applicant installed the bridge or if it was already there when the property was purchased. Chairman Adams stated he was curious if it was constructed to withstand the weight of emergency vehicles and larger trucks. Ms. Jackman explained that the landowner would be responsible for working with the irrigation provider and the local Fire Department, and that the County does not oversee those concerns. Ms. Jackman confirmed the Fire Department is involved in the permitting process to ensure adequate access at the time a Building Permit is applied for.
- 4. With no further questions from the Commission, testimony from the Applicant (T-3) David Long, of 91 W 455 S, Blackfoot, ID, who testified that he and his son both own DL Electric. The intent is for their business to relocate from their property in the Rose area to this property. Mr. Long testified that all of their employees have their own work vehicles at their homes, and leave from their homes to their place of work for the day, noting that the subject property will have little employee traffic. Mr. Long informed the Commission that their business doesn't sell equipment to the public, but rather through bid projects with deliveries from a couple of times per week to once per month for some. Commissioner Watson asked why the property is in the name of a rental company instead of the electrical company. Mr. Long testified that it was on the advice of his accountant that he created a different LLC for the ownership of the land and that his electrical company would be renting the buildings from Amped Up Rentals. Mr. Long confirmed that there is not going to be the renting of equipment or other materials at this site. In response to Chairman Adams's question, Mr. Long testified that the existing bridge and access have historically been used as a farm access with heavy equipment use, and he believed it was more than adequate for his needs.
- 5. Testimony in a position of support was not received.

6. Testimony in a neutral position was presented by (T-4) Robert Johnson, of 202 N 200 W, Blackfoot, ID, who testified that he had a concern with the canal and the bridge crossing, citing that it may not be able to handle whatever heavy traffic Mr. Long would have coming and going from the property. Mr. Johnson suggested that a set of bumpers or a concrete barrier may mitigate the concern.
7. Testimony in opposition was presented by (T-5) Josh Amrien, of 339 N 150 W, Blackfoot, ID, who testified that he owns the property south of the subject property and that the bridge in question is about 15 years old. He was also concerned about the bridge. If Mr. Long intends to widen the access, it may affect his property. Mr. Amrien also questioned whether Mr. Long intended to operate a rental company on the property. If this were to occur, it would mean heavier equipment and more traffic would cross the bridge.
8. Rebuttal testimony was provided by the Applicant, Mr. Long, who stated that although he doesn't share the same concerns about the bridge, he would look at it to see if it needs some kind of bumper stock, railing, or other safety improvement. Mr. Long confirmed that the access is not going to be widened and that the electrical business is renting the structures from his landowner business. Commissioner Johns agreed with the Applicant that the use of the company owning the property is for more of a tax purpose or incentive, and not for an equipment rental business.
9. With no further questions for the Applicant, Chairman Adams closed the Public Hearing for this Application, and Commission discussion commenced. Chairman Adams confirmed that there will either be a residential component to a shop or a stand-alone residence for Mr. Long's son on the property, which Director Olsen affirmed is allowed and reviewed the specifics for future permitting. The Commission confirmed with Director Olsen that if rental business is desired at the property in the future, another Conditional Use Permit would be required due to the Agricultural zoning of the land. Chairman Adams and Commissioner Watson testified that they are satisfied with the status of the existing bridge and access, knowing that the Fire Department will review the access, safe crossing, and ability to serve the property with emergency services when a Building Permit is applied for. The Commission did not find any other concerns with the Application.

II. REASON

The Planning and Zoning Commission found:

1. The Application met the requirements of Bingham County Code Section 10-5-3 as the land use of a contractor's office/shop/yard may be considered in an "A" Agriculture zoning district; and
2. the Application met the requirements of Bingham County Code Section 10-8-2(F)(1-3) as the Applicant provided a site plan depicting the contractor's shop, traffic access to the property from an existing access off of 150 W Rose Road. The Commission found that the Applicant intends to improve the property with locations for parking, on-site utilities, landscaping, and equipment storage areas. A residential component may be added to one

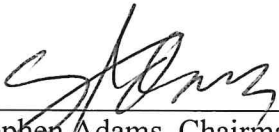
of the accessory structures, or a new residence will be constructed on the property, but will not be associated with the commercial activity of the yard; and

3. the Applicant met the requirements of Bingham County Code Section 10-8-3(4); the Applicant stated in his Application that there should be minimal effects to traffic on Rose Road due to business deliveries and employee parking. It will not cause any undue hazards or hardship to the neighborhood. The Commission heard concerns about the weight limit of the bridge, which is crossed to access the property, but understood from the Applicant's testimony that he was confident it would be sufficient; and
4. the Applicant is required to comply with the Specific Use Performance Standards of Bingham County Code Section 10-7-13(A)(B). The Commission found that the Applicant shall incorporate outdoor storage into the overall building and landscaping design so that any visual or acoustic impacts are fully contained and out of view from adjacent properties and public streets; and
5. the Public Hearing met the notice requirements of Idaho Code Title 67, Chapter 65, and Bingham County Code Section 10-3-6.

III. DECISION

Based on the record, Commissioner Watson moved to approve the Conditional Use Permit Application requested by Amped Up Rentals, Inc. to develop a Contractors Office/Shop/Yard, located at an unassigned address of approx. 349 N 150 W, Blackfoot, Idaho, in an "A" Agriculture Zoning District as proposed.

Commissioner Bingham seconded the motion. Commissioners Watson, Bingham, Johns, Jolley, and Winder voted in favor. The motion passed.



Stephen Adams, Chairman
Bingham County Planning and Zoning Commission

10-8-25
Date