



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

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

**WEDNESDAY, SEPTEMBER 10, 2025, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, SEPTEMBER 11, 2025, 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 ITEMS:

- 1. TALLEY HOMESTEAD SUBDIVISION AND COMPREHENSIVE PLAN AMENDMENT (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, James Douglas & Patricia Ann Burkman, request to develop a 2-lot residential subdivision on approx. 14.66 acres of land, zoned “A/NR” Agricultural/Natural Resources, in accordance with Bingham County Code Title 10 Chapter 14 Subdivision Regulations, to be known as Talley Homestead Subdivision. Lot 1 is proposed to be 5.01 acres with an individual culinary well, an individual septic system, and drainfield with a new access extending from 550 N McDonaldville Road. Lot 2 is proposed to be 9.65 acres and contains an existing residence, individual culinary well, individual septic system, and drainfield with existing access extending from 350 W McDonaldville Road. No irrigation will be provided to either lot as the proposed subdivision is not within an Irrigation District. The Comprehensive Plan Map has this parcel identified as Agricultural, and therefore, if the subdivision is recommended for approval, the Commission shall also recommend that the Board of County Commissioners amend the Comprehensive Plan Map area for the parcel to Natural Resource/Agricultural per Bingham County Code Section 10-15-4(C). Approx. Location: 562 N 350 W, Blackfoot, ID, Parcel No. RP0282202, T2S, R35E, Sec. 04, consisting of approx. 14.66 acres.
- 2. WILLOW BROOK MEADOWS SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Daren & Terri Ferrell, request to develop a 2-lot residential subdivision on approx. 2.96 acres of land, zoned “R/A” Residential/Agriculture, in accordance with Bingham County Code Title 10 Chapter 14 Subdivision Regulations, to be known as Willowbrook Meadows Subdivision, with lot sizes to be 1.05 and 1.69 acres in size. Lot 2 is intended for the construction of a new residential home for the Applicant, and Lot 1 will be held for future residential use and/or for posterity. Lots are proposed to have individual culinary wells, and individual septic systems and drainfields. Access will extend directly from 950 W Pine Road. Surface water rights will be provided and assessed by the People’s Canal & Irrigation Co. and delivered through an open ditch with two (2) existing culverts. Approx. Location: 30 N 950 W, Blackfoot, ID, RP0211713, T2S, R34E, Sec. 33, consisting of approx. 2.96 acres.
- 3. CONDITIONAL USE PERMIT: CONTRACTORS OFFICE/SHOP/YARD IN AN “A” AGRICULTURE ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owner and Applicant, Amped Up Rentals, LLC, request a Conditional Use Permit to construct a Contractors Office/Shop/Yard that consists of 3 future shops and a future shop with living quarters to serve as their headquarters for their electrical contracting company. All electrical work is performed off-site at customer locations. The proposed facility will provide a centralized location for administrative operations, materials storage, and vehicle/equipment dispatch. The property is located in an “A” Agriculture Zoning District with access extending from 150 W Rose Road. An approved Approach Permit was obtained from Bingham County Road and Bridge on May 8, 2025. The property will be improved with appropriate access drives, parking, on-site utilities, and landscaping. All site planning will incorporate measures to minimize noise, visual impacts, and disruption to neighboring properties. Operation and traffic hours will be Monday through Thursday, 7:00 a.m. to 5:00 p.m., with anticipated material deliveries occurring 1 – 3 times per week. This 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*. Approx. Location: 349 N 150 W, Blackfoot, ID, Parcel No. RP0292608, T2S, R35E, Sec. 14, consisting of approx. 12.13 assessed acres.

4. **CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING UNIT FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION)** Property Owners and Applicants, Kip & Bobbi Wadsworth, request a Conditional Use Permit for a temporary secondary dwelling to be placed on their property located at 45 W 100 N, Blackfoot, ID to allow them to assist in caring for their mother, Vivian Fisher. Pursuant to Bingham County Code Section 10-7-4, Additional Dwelling Unit, Temporary, each 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 to the medical condition and need for assistance, with an approved Conditional Use Permit. The request will require additional approval as the parcel is less than 2.00 acres. Approx. Location: 45 W 100 N Blackfoot, ID, Parcel No. RP0351003, T2S, R35E, Sec. 36, consisting of approx. 1.13 assessed acres
5. **ZONING AMENDMENT FROM AGRICULTURE TO RESIDENTIAL (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Rockwell Homes, Inc., request to amend the Zoning Designation of "A" Agriculture to "R" Residential to allow for the development of residential properties that range in size from approx. 0.250 acres and up to 0.564 acres. This development is intended to meet the growing housing needs of Bingham County residents while maintaining compatibility with surrounding land uses. Bingham County Comprehensive Plan Area has these parcels designated as Residential/Agricultural; this map area supports the desired Zoning Amendment to the Residential District. Approx. Location: North of 1429 N 800 E, Shelley, ID, Parcel Nos. RP0459016 & RP0459012, T1N, R37E, Sec. 21, consisting of approx. 45.39 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 08/13/2025 and 8/14/2025.
3. **ITEMS OF INTEREST (ACTION ITEM: DISCUSSION)**
 - a. Review upcoming Public Hearing items
 - b. Questions/items from Commission Members
 - c. Planning and Development Services Update

D. MEETING ADJOURNMENT (ACTION ITEM: DECISION)