



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

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

THURSDAY, AUGUST 14, 2025, AT 6:00 P.M.

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. MODIFICATION TO CONDITIONAL USE PERMIT FOR AN EXISTING MONOPOLE TOWER/WIRELESS COMMUNICATION FACILITY (ACTION ITEM: DECISION) MODIFICATION TO CONDITIONAL USE PERMIT FOR AN EXISTING MONOPOLE TOWER/WIRELESS COMMUNICATION FACILITY (ACTION ITEM: DECISION)** Applicant, Vision Wifi, Inc., received a Conditional Use Permit with conditions by the issuance of the Planning and Zoning Commission’s Reason and Decision on June 10, 2024 for the placement of an existing 98’ monopole/wireless communication facility on property owned by Vision Technology, LLC, located at approximately 419 N 700 W, Blackfoot, ID. The Applicant requests that Condition No. 1 of the Reason and Decision be removed. The current Condition No. 1 that the Applicant is requesting to be removed states, “*to provide documentation confirming that the nearby Vision Wifi incorporated monopole tower wireless communication facility has been decommissioned and removed.*” The basis for the request is that the Applicant currently does not have ownership, legal access to, or equipment on the tower to be decommissioned and removed. The subject tower is located on property identified as 398 N 700 W, Blackfoot, ID, currently owned by Susan Richardson. According to Bingham County Code Section 10-8-12, *Modification of Approved Permit*, a request may be made by the property owner and follow the same hearing procedures as defined in Title 10, Chapter 3. Approx. Location: 419 N 700 W, Blackfoot, ID. Parcel No. RP0176308 Township 2S Range 34E Section 11 consisting of approx. 0.003 acres (12’ x 12’ area).
- 2. CONDITIONAL USE PERMIT FOR AN EXPANSION OF AN EXISTING CONFINED ANIMAL FEEDING OPERATION (ACTION ITEM: DECISION)** Bingham County enacted an Ordinance on September 28, 2005, that grandfathered all existing Confined Animal Feeding Operations (CAFO) in operation before that date in “as is” condition. Specifically, Section 8.5.4(g) *General Requirements* states, “*A Special Use Permit is required for all new CAFOs or the expansion of an existing CAFO that constitutes a Material Change.*” Property Owner and Applicant, Cedar Arch Dairies, LLC, operates a dairy in two separate locations referred to as the “Home Dairy” which began operation in 1959, located at approx. 710 E 600 N, Firth, ID, and the “North Dairy” in 1990, located at approx. 777 N 700 E, Firth, ID. Based on the 2005 Ordinance, the Applicant is required to apply for a Conditional Use Permit due to (1) an increase in animal units (“AU”); and (2) an increase in its Animal Waste Management System capacity with the addition of a robotic milking barn on the North Dairy property. The Applicants are requesting approval to continue existing dairy operations consisting of approx. 3,600 dairy cows following the 2024 Nutrient Management Plan (approved by the Idaho Department of Agriculture) for up to 4,280 AU’s among the two locations. CAFO’s are allowed in an Agriculture “A” Zoning District with an approved Conditional Use Permit in accordance with Bingham County Code Section 10-5-3 *Land Use Chart*, and requires compliance with Bingham County Code Section 10-7-10 *Specific Use Performance Standards*, applicable sections of Idaho Code, and IDAPA regulations. The “Home Dairy” is located at approx. 710 E 600 N, Firth, ID, Parcel Nos. RP0538006, RP0537403, RP0537502, RP0537404, RP0537504, RP0537503 & RP0538007, T1S, R37E, Sec 32, consisting of approx. 106.44 assessed acres. The “North Dairy” is located at approx. 777 N 700 E, Firth, ID, Parcel Nos. RP0532304, RP0532305, RP0532303 & RP0531803, T1S, R37E, Sec 29, consisting of approx. 121.51 assessed acres. Total assessed acreage is approx. 227.95 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 05/14/2025 and 06/11/2025.
- 2. 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)