



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

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

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

- 1. HIGHAM SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Charles Tanner Higham & Ashton Durfey (also known as Ashton Higham), request to create a two-lot single-family residential subdivision, zoned “R/A” Residential/Agriculture, to be known as the Higham Subdivision, on approx. 2.245 acres with an average lot size of approx. 1.123 acres, in accordance with Bingham County Code Title 10 Chapter 14 Subdivision Regulations. Approx. Location: 854 E 1200 N, Shelley, ID. Parcel No. RP0480203, T1N, R37E, Sec. 33, approx. 2.245 acres.
- 2. WHISPERING GROVE ACRES SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owner and Applicants, Bracken Jon and Katie Jean Abrams, request to develop a four-lot residential subdivision, to be known as Whispering Grove Acres, on approximately 4.61 acres of land, zoned “R/A” Residential/Agriculture, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*, with lots 1-3 each being 1.01 acres in size and lot 4 at 1.585 acres. Approx. Location: South of 701 E 1400 N, Shelley, ID. Parcel Nos. RP0475811 & RP0470800, T1N, R37E, Sec 29 and Sec 30, approx. 4.615 assessed acres.
- 3. ZONING AMENDMENT FROM AGRICULTURE TO RESIDENTIAL/AGRICULTURE, AND IF RECOMMENDED FOR APPROVAL, THE 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.
- 4. TWIN BUTTES SUBDIVISION DIVISION NO. 2, A REPLAT OF BLOCK 1 LOTS 2 AND 3 OF TWIN BUTTES SUBDIVISION DIVISION NO. 1 (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Jeffery Allen and Kay Lynne Baldwin, request to replat lots 2 and 3 of the Twin Buttes Subdivision Division No. 1, to develop a four-lot subdivision, to be known as Twin Buttes Subdivision Division No. 2, on approx. 5.257 acres of land, zoned “R/A” Residential/Agriculture, in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*. Approx. Location: 1017 W Highway 26, Blackfoot, ID, Parcel Nos. RP8266580 and RP8266590, T2S, R34E, Sec 05, approx. 5.257 assessed acres.
- 5. CONDITIONAL USE PERMIT: ACCESSORY STRUCTURE WITH LIVING SPACE ON LESS THAN 2 ACRES (ACTION ITEM: DECISION)** Property Owners and Applicants, Spencer and Jenelle Steel, request a Conditional Use Permit to allow an accessory structure with living space on property located at 1206 N 900 E, Shelley, ID, which is less than two acres in size. The Applicants wish to construct a single-family dwelling on the parcel for their future residence. Pursuant to Bingham County Code Section 10-7-3, *Accessory Structure with Living Space and Caretaker’s Residence*, each parcel of property that is considered a buildable parcel shall be allowed one accessory dwelling unit, on a parcel of a minimum of 2.00 acres, unless otherwise approved by a Conditional Use

Permit. Approx. Location: 1206 N 900 E, Shelley, ID, Parcel No. RP8266530, T1N, R37E, Sec. 33, Lot 16 of the Christensen Subdivision, consisting of approx. 1.00 assessed 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.
- 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)