



## **BINGHAM COUNTY PLANNING & ZONING COMMISSION**

### **MEETING AGENDA**

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

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**WEDNESDAY, MAY 14, 2025, AT 6:00 P.M. AND  
COMMENCING AGAIN ON THURSDAY, MAY 15, 2025, AT 6:00 P.M.  
IF NOT CONCLUDED PRIOR TO**

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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 reference Bingham County Planning and Development Service's webpage at [www.binghamid.gov/planning-zoning-commission](http://www.binghamid.gov/planning-zoning-commission)

**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.

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**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. BINGHAM COUNTY'S PROPOSED COMPREHENSIVE PLAN MAP AREA DESIGNATION OF RESIDENTIAL/AGRICULTURAL AND A ZONING DISTRICT DESIGNATION OF RESIDENTIAL FOR FOUR (4) LOTS OF THE DISINCORPORATED ATOMIC CITY PLAT NOW WITHIN BINGHAM COUNTY'S JURISDICTION (ACTION ITEM: RECOMMENDATION)** Atomic City was formally disincorporated as a City on November 30, 2020 by Order and Declaration of Disincorporation signed by the Bingham County Board of Commissioners. While the County is in the process of reviewing the lots within the former boundaries of Atomic City as well as the surrounding lands in the area to propose Comprehensive Plan Map Area and Zoning District designations for these lots/parcels, property owners Amber Marchant & Lance Ross, wish to to combine Lots 9-12 of Block 7, of the former Atomic City Plat, to create a one-lot subdivision to be known as the Alax View Estates Subdivision, totaling approx. 0.55 acres. In order for the County to consider the proposed subdivision, the land must first have a Comprehensive Plan Map Area and Zoning District designation. Proposals for the remainder of lots/parcels within the former boundaries of Atomic City and surrounding lands in the area will be set for at future Public Hearing to recommend Comprehensive Plan Map Area and Zoning District designations. Approx. Location: Lots 9-12 of Block 7, Atomic City, ID. Parcel No. RP7063900, T1N, R31E, Sec. 03, totaling approx. 0.55 acres.
- 2. ALAX VIEW ESTATES SUBDIVISION, A REPLAT OF LOTS 9 – 12 OF BLOCK 7 OF THE PLAT OF ATOMIC CITY, A DISINCORPORATED CITY (ACTION ITEM: RECOMMENDATION)** Contingent upon the Planning and Zoning Commissions' recommendation to designate the Comprehensive Plan Map Area as Residential/Agricultural and the Zoning District as Residential, property owners Amber Marchant & Lance Ross, request to replat Lots 9-12 of Block 7 of the disincorporated Atomic City Plat, to create a one (1) lot residential subdivision on approx. 0.55 acres of land in accordance with Bingham County Code Title 10 Chapter 14 *Subdivision Regulations*, to be known as Alax View Estates Subdivision. The property features a concrete foundation pad for a proposed building to be used as residential storage and possible future residence. The proposed subdivision will have access from Seventh Avenue West, Sixth Avenue West, and/or Second Street, subject to an approved Approach Permit from Bingham County Public Works. The subdivision is proposed to have an individual septic system and drain field with culinary water delivered from the Atomic Water Works community water system. There are no irrigation water rights associated with the property. Approx. Location: Lots 9-12 of Block 7, Atomic City, ID. Parcel No. RP7063900, T1N, R31E, Sec. 03, totaling approx. 0.55 acres.
- 3. ROD HENDRICKS SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property owners, Rodney and Robin Hendricks, request a 4-lot Subdivision, to be known as the "Rod Hendricks Subdivision", on approx. 4.50 acres, located in a "R/A" Residential/Agriculture Zoning District, with lots ranging in size from 1 acre to 1.38 acres, located at 480 W 300 N Tressel Road, Blackfoot, ID. The property currently features the Applicant's existing home, septic system and drain field, and culinary well, which is proposed to be Lot 1. Lots 2, 3, and 4 are proposing individual septic systems, drain fields, and individual culinary wells. All lots are presented to have access extending from 300 N Tressel Road with a 50-foot-wide access easement. The Comprehensive Plan Map has this area identified as Residential/Agricultural, which is in conformance with the Application.

This Application was previously heard by the Planning and Zoning Commission on November 9, 2022 but was tabled in order for the Applicants to obtain additional information verifying the appropriate irrigation water share ownership and method of irrigation water delivery to be served to the proposed subdivision and meet Bingham County Code Section 10-14-4(B)(4)(d). Since the previous Public Hearing, the property owners have provided verification of water rights assessed by the People's Canal and Irrigation Company to serve all lots with irrigation delivered through the Dubois Ditch with a pressurized 2" buried pipe from an existing irrigation pump, within an easement along the west side of each lot. Approx. Location: 480 W 300 N, Blackfoot, ID. Parcel Nos. RP0302002, RP0302010, and RP0302012, Township 2S, Range 35 East, Section 17, consisting of approx. 4.50 acres.

- 4. CONDITIONAL USE PERMIT FOR A RECEPTION CENTER/WEDDING VENUE IN AN "A/NR" AGRICULTURE/ NATURAL RESOURCE ZONING DISTRICT (ACTION ITEM: DECISION)** Property owner Edward Stolworthy requests consideration of a second Application for a Conditional Use Permit to operate a constructed 80' x 80' structure/facility as a reception hall and/or meeting hall with a living space within the structure, located on approx. one (1) acre of a 3.40-acre parcel, pursuant to Bingham County Code Section 10-5-3 *Land Use Chart* and the Specific Performance Use Standards of Bingham County Code Section 10-7-27, *Reception Center, Wedding (outside commercial zone.)* The Applicant proposes the facility will operate during normal business hours with closure by 10:00 p.m. Food will be served but the kitchen is not intended for food preparation or sale as events will be catered by food prepared off-site. Access to the facility will be from Wolverine Road, utilizing an easement granted from The G. Brent Stolworthy Trust, which was approved by Bingham County Public Works, with parking near the facility to accommodate up to 80 guests. The Applicant has obtained a Septic Permit from Southeastern Idaho Public Health for up to 75 guests and a 2-bedroom living area within the structure. Culinary water is proposed to be delivered by an existing well and may be required to meet the Department of Water Quality's Public Water Drinking System Regulations. Fire suppression will be provided from an on-site water supply tank, pressure pump, and fire hose on site, as well as fire suppression within the facility. The facility is currently permitted with Bingham County Planning and Development as an Accessory Structure with Living Area under construction; if the Conditional Use Permit is approved, a commercial building permit will be required. Approx. Location: 954 E 600 N Wolverine Rd, Firth, ID. Parcel No. RP0542502, Township 2 South, Range 37 East, Section 3, consisting of approx. 3.40 acres.

**C. ADMINISTRATIVE ITEMS:**

- 1. REVIEW AND APPROVE (ACTION ITEM: DECISION)** Review and approve the Planning and Zoning Meeting Minutes and Decisions from Public Hearing meetings on 04/09/2025.
- 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)**