



BINGHAM COUNTY PLANNING & ZONING COMMISSION MEETING AGENDA

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

**WEDNESDAY, OCTOBER 8, 2025, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, OCTOBER 9, 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. KOLBET ACRES SUBDIVISION (ACTION ITEM: RECOMMENDATION)

Property Owner and Applicant, Edward Kolbet, requests to develop a 2-lot subdivision, to be known as Kolbet Acres, on approx. 2.42 acres of land, located at 751 W 160 N, Blackfoot, ID, zoned “R” Residential, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Lot 1 is proposed to be approx. 1.41 acres and includes the Applicant’s existing residence, along with an existing individual culinary well, septic system, and drainfield. Lot 2 is proposed to be approx. 1.01 acres and when developed, will include a new individual culinary well, septic system, and drainfield. Access to both lots is proposed from 160 N First South. The property lies within both the United Canal Company and the Danskin Ditch Company Irrigation Districts, with irrigation water delivered to each lot via an existing open ditch. The property has a Comprehensive Plan Map Area designation of Residential/Residential Agricultural and is a replat of part of Lots 1 and 2 of Block D in the Grimmer’s Addition to the Moreland Townsite, along with vacated portions of 160 N and 750 W Streets. Approx. Location: 751 W 160 N, Blackfoot, ID, Parcel No. RP8000046, T2S, R34E, Sec. 26, consisting of approx. 2.42 acres.

2. CARMAN ACRES SUBDIVISION (ACTION ITEM: RECOMMENDATION)

Property Owner and Applicant, Jennifer Carman, requests to develop a three-lot residential subdivision, to be known as Carman Acres, on approximately 15.29 acres of land zoned “A” Agriculture in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Lot 1 is proposed to be approximately 5.00 acres, and when developed, will include a new individual culinary well, septic system, and drainfield. Lot 2 is proposed to be approximately 5.21 acres and includes the Applicant’s existing residence, along with an existing individual culinary well, septic system, and drainfield. Access to both lots is from 800 S Sage Road. Lot 3 is proposed to be approximately 5.08 acres and, when developed, will include a new individual culinary well, septic system, and drainfield with access from 1500 W River Road. The proposed lots are located within the Aberdeen-Springfield Canal Irrigation District; however, with no surface irrigation water shares, the proposed subdivision will not be irrigated. The Bingham County Comprehensive Plan Map Area designates these parcels as Agricultural, which is consistent with the proposed Application. Approx. Location: 1518 W 800 S, Pingree, ID, Parcel Nos. RP0156810, RP0156804, RP0156809, T4S, R33E, Sec 09, consisting of approx. 15.29 acres.

3. CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING UNIT FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION)

Property Owners and Applicants, Armando and Kathrine Flores, request a Conditional Use Permit for a temporary secondary dwelling to be placed on their property located at 486 W 300 N, Blackfoot, ID, in a Residential/Agriculture Zoning District, to allow them to assist in caring for their elderly mother. The manufactured home will be removed by the Applicants when it is no longer medically necessary. 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. Approx. Location: 486 W 300 N, Blackfoot, ID. Parcel No. RP0302005, T2S, R35E, Sec 17, consisting of approx. 2.31 assessed acres.

4. COPPER MEADOWS II SUBDIVISION (ACTION ITEM: RECOMMENDATION)

Property Owners and Applicant, Rockwell Homes Inc., is requesting approval to develop a 112-lot residential subdivision (with 5 non-buildable lots for open space), to be known as Copper Meadows II Subdivision, in a four (4) phase development, on approximately 45.296 acres of land, with an average lot size of 0.283 acres, located north of 1429 N 800 E, Shelley, Idaho and south of the Copper Meadows Subdivision, in accordance with Bingham County Code, Title 10, Chapter 14 – *Subdivision Regulations*. The proposed development lies within the City of Shelley Impact Area, and will be built to the Impact Area subdivision standards. This includes curb, sidewalks, fire suppression service, culinary water delivery by the City of Shelley, wastewater treatment by the Eastern Idaho Regional Sewer District, and stormwater collection and retention to a dedicated ponding area within the subdivision. Irrigation water will be supplied via surface water from an existing ditch system operated by Snake River Irrigation, with pressurized irrigation delivered to each lot through a single pump located along the ditch. Access to the subdivision will be from 800 E New Sweden Road and from 1455 N Redwood Street. The Applicants procured a Traffic Impact Study, which concluded there is no justification to add a turn lane, traffic signal, or other measures based solely on the traffic from this development. The Applicants received a recommendation to approve a Zoning Amendment from “A” Agriculture to “R” Residential, from the Planning and Zoning Commission on September 10, 2025 to facilitate the proposed development. Consideration of the Planning and Zoning Commission’s recommendation from this Public Hearing for the Copper Meadows II Subdivision is contingent upon the Board of County Commissioners approving the Applicant’s Zoning Amendment at a future Public Hearing date. The Bingham County Comprehensive Plan Map area designates these parcels as Residential/Residential Agricultural, which is consistent with and supports the proposed development. Approx. Location: North of 1429 N 800 E, Shelley, ID, Parcel Nos. RP0459016 & RP0459012, T1N, R37E, Sec. 21, consisting of approx. 45.296 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 8/13/2025, 8/14/2025, and/or 09/10/2025.
- 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)