



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

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

**WEDNESDAY, APRIL 8, 2026, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, APRIL 9, 2026, 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. ELEVATED BUSINESS PARK SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, High Tech Comfort, LLC, request to develop a 3-lot commercial subdivision, to be known as Elevated Business Park, on approximately 5.99 acres of land zoned “M1” Light Manufacturing, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. The Comprehensive Plan Map Area has this parcel designated as Industrial/Commercial, which is consistent with the zoning and development of these parcels. Approx. Location: West and Northwest of 624 W 100 N, Blackfoot, ID, Parcel Nos. RP0224603 Township 2 South, Range 34 East, Section 36 & RP0190806 Township 2 South, Range 34 East, Section 25, consisting of approx. 5.99 acres.

- 2. REMAND OF A CONDITIONAL USE PERMIT FOR AN EXPANSION OF AN EXISTING CONFINED ANIMAL FEEDING OPERATION (ACTION ITEM: DECISION) REMAND OF A CONDITIONAL USE PERMIT FOR AN EXPANSION OF AN EXISTING CONFINED ANIMAL FEEDING OPERATION (ACTION ITEM: DECISION)** On December 2, 2025, the Board of County Commissioners (“Board”) heard four (4) Appeals of the Planning and Zoning Commission’s Reason and Decision to conditionally approve Cedar Arch Dairies, LLC’s Conditional Use Permit to allow the continuance of a Confined Animal Feeding Operation (CAFO) for a dairy in two separate locations referred to as the “Home Dairy” located at approx. 710 E 600 N, Firth, ID, and the “North Dairy” located at approx. 777 N 700 E, Firth, ID. The Board found that additional evidence relating to the validity of the underlying decision is material and meets Bingham County Code Section 10-10-2(C). Therefore, the Board seeks additional fact-finding evidence on and limited to:
 1. The animal units for the North Dairy and the animal units for the Home Dairy as separate animal units for each location, for the years of 2005 and 2025;
 2. Time limits be placed on the conditions to aid with enforcement;
 3. Compliance status for the conditions; and
 4. Options on how to eliminate odor and the feasibility of all options, along with the feasibility of a methane digester to reduce flies.

A Public Hearing before the Planning and Zoning Commission will be held in order to obtain the additional limited fact-finding evidence. After the hearing, the Planning and Zoning Commission shall issue new findings of fact and conclusions of law, which shall be sent to the Board for further action. The “Home Dairy” is located at approx. 710 E 600 N, Firth, ID, Parcel Nos. RP0538006, RP0537403, RP0537502, RP0537404, RP0537504, RP0537503 & RP0538007, Township 1 South, Range 37 East, Section 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, Township 1 South, Range 37 East, Section 29, consisting of approx. 121.51 assessed acres. Total assessed acreage is approx. 227.95 acres.

- 3. ZONING AMENDMENT FROM RESIDENTIAL/AGRICULTURE TO RESIDENTIAL (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, RR Johnson Real Estate LLC, request to amend the Zoning Designation of “R/A” Residential Agriculture in accordance with Bingham County Code Title 10 Chapter 15 *Amendments*, to allow for the future development of residential properties with a minimum lot size of 0.50 acres, with connection to the Eastern Idaho Regional Sewer

District's sewer system, and a new community water system for culinary use. The Bingham County Comprehensive Plan Area has this parcel designated as Residential/Agricultural, which supports the desired Zoning Amendment. Approx. Location: 775 E 1550 N, Shelley, ID, located west of 795 E 1550, Shelley, ID, Parcel No. RP0451626, Township 1 North, Range 37 East, Section 17, consisting of approx. 87.59 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 1/14/2026.
- 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)