



BINGHAM COUNTY PLANNING & ZONING COMMISSION MEETING AGENDA

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

**WEDNESDAY, AUGUST 12, 2026, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, AUGUST 13, 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. AMENDMENT TO 2007 APPROVED SPECIAL/CONDITIONAL USE PERMIT FOR A WILDLIFE PRESERVE TO OPERATE A DOMESTIC CERVIDAE HUNTING FACILITY (ACTION ITEM: DECISION)Property Owners, Cedar Creek Grazing Association Inc. & Ruka LLC, with Property Owners and Lessors Maralyn Seven LLC and Ice Tong Land & Cattle LLC, and Applicant, Broadmouth Canyon Ranch LLC, request to amend the conditions within the Findings of Fact, Applicable Law, and Conclusions of the Board of County Commissioners dated April 13, 2007 (“CUP”), to operate a Wildlife Preserve of domestic elk on approximately 2,000 acres of land, zoned Agriculture/Natural Resource, located approximately 5 miles northeast of 2394 E Cedar Creek, Firth, ID.

The Applicant seeks to amend the CUP to:

- (1) remove Condition No. 1 that requires the installation of a second fence 8 feet tall and 6-8 feet from the primary and existing fence around the perimeter of the Wildlife Preserve;
- (2) modify Condition No. 3 to remove the requirement to install a second fence 8 feet tall and 6-8 feet at the areas leased by Mr. Jones (Applicant) should the lease or release of liability lapse; and
- (3) adjust the boundaries from approximately 2,000 acres to 2,210 acres.

A Wildlife Preserve is allowed use in this zone with an approved Conditional Use Permit pursuant to Bingham County Code Section 10-5-3 *Land Use Chart*. The request is to amend the approved Special/Conditional Use Permit, pursuant to Bingham County Code Section 10-8-12, rather than to determine whether the land use of a Wildlife Preserve should be approved or denied.

PARCEL NO.	TRS	PROPERTY OWNER	APPROX. ACREAGE
RP0578601	T2S, R39E, Sec. 14	Ice Tong Land & Cattle Co. LLC	53.33 acres
RP0578607	T2S, R39E, Sec. 14	Ice Tong Land & Cattle Co. LLC	42.39 acres
RP0578602	T2S, R39E, Sec. 14	Maralyn Seven LLC	4.00 acres
RP0578603	T2S, R39E, Sec. 14	Maralyn Seven LLC	26.70 acres
RP0578606	T2S, R39E, Sec. 14	Ruka LLC	445.17 acres
RP0578800	T2S, R39E, Sec. 15	Cedar Creek Grazing Association, Inc.	640.00 acres
RP0579500	T2S, R39E, Sec. 21	Cedar Creek Grazing Association, Inc.	280.00 acres
RP0579600	T2S, R39E, Sec. 22	Cedar Creek Grazing Association, Inc.	400.00 acres
RP0579700	T2S, R39E, Sec. 23	Cedar Creek Grazing Association, Inc.	320.00 acres

2. AMENDMENT TO 2007 APPROVED SPECIAL/CONDITIONAL USE PERMIT FOR A WILDLIFE PRESERVE FOR A DOMESTIC CERVIDAE WINTER HOLDING AND COW/CALF PEN AREA (ACTION ITEM: DECISION) Property owners, Rulon Jones Revocable Living Trust (50%) and the Kathleen Jones Revocable Living Trust (50%) and Cedar Creek Grazing Association, Inc., and Applicant Broadmouth Canyon Ranch LLC, request to amend the conditions within the Findings of Fact and Conclusions of law of the Planning and Zoning Commission dated July 25, 2007 (“CUP”), to operate a winter holding and cow/calf pens for an Elk/Domestic Cervidae Facility (Wildlife Preserve) with approximately 60 acres of holding pens, on land zoned Agriculture/Natural Resource, located in Township 2 South, Range 39 E, Sections 25 and 30, now referred to as the *Jemmett Facility*. Approximate Location: approximately south, southeast & southwest from 2394 E Cedar Creek, Firth, ID.

The Applicant seeks to amend the CUP to:

- (1) Adjust the boundaries of the approved CUP and Amend Finding No. 2: The Applicant relocated and expanded the winter holding and cow/calf pens from the approved location (unknown total acreage but limited to operation of holding pens not greater than 60 acres) to a new facility boundary consisting of two parcels totaling approx. 684.65 acres, without an amended CUP. Within the two parcels, there are now approx. 4 acres for holding pens and approx. 225.54 acres of pasture land for elk and bison and a bison breeding area; and
- (2) Remove Finding No. 4: The requirement to install a double fence with posts and wire the same as the outside fence and 8 feet apart.

A Wildlife Preserve is allowed use in this zone with an approved Conditional Use Permit pursuant to Bingham County Code Section 10-5-3 *Land Use Chart*. The request is to amend the approved Special/Conditional Use Permit, pursuant to Bingham County Code Section 10-8-12, rather than to determine whether the land use of a Wildlife Preserve should be approved or denied.

PARCEL NO.	TRS	PROPERTY OWNER	APPROX. ACREAGE
RP0563500	T2S, R38E, Sec 25	Rulon K. Jones Revocable Trust (50%) & Kathleen L. Revocable Trust (50%)	460.00 acres
RP0580700	T2S, R39E, Sec 30	Cedar Creek Grazing Association, Inc.	224.65 cres

3. CONDITIONAL USE PERMIT: WILDLIFE PRESERVE (A/K/A BREEDING FACILITY) (ACTION ITEM: DECISION)Property owner, Ruka LLC, and Applicant Broadmouth Canyon Ranch LLC, request a Conditional Use Permit to operate a breeding facility for an Elk/Domestic Cervidae (Wildlife Preserve) on approximately 194.67 acres of land, zoned Agriculture/Natural Resource, located in Township 1 South, Range 38 E, Section 30, referred to as the *Goshen Farm Facility*.

A Wildlife Preserve is defined as “A parcel of land whose primary purpose is a habitat for wild animals, indigenous to Idaho. Wildlife preserves are confined, private areas and do not include State of Idaho wildlife management areas or unconfined lands that are wildlife habitat”

according to Bingham County Code Section 10-2-3 *Definitions*. A Wildlife Preserve is an allowed use in this zone with an approved Conditional Use Permit pursuant to Bingham County Code Section 10-5-3 *Land Use Chart*. Approximate Location: north, east, & south of 761 N 1200 E, Shelley, Idaho.

PARCEL NO.	TRS	PROPERTY OWNER	APPROX. ACREAGE
RP0558604	T1S, R38E, Sec 30	Ruka LLC	191.33 acres
RP0558605	T1S, R38E, Sec 30	Ruka LLC	3.34 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 June 10, 2026 and July 8, 2026.

2. DISCUSSION PERTAINING TO SECTIONS WITHIN BINGHAM COUNTY CODE AND/OR BINGHAM COUNTY COMPREHENSIVE PLAN (ACTION ITEM: POTENTIAL DECISION)

3. 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)