

**BINGHAM COUNTY PLANNING & ZONING COMMISSION
REASON AND DECISION**

APPLICATION OF: Conditional Use Permit for an Outdoor and Self-Service Storage Facility with Minor Vehicle Repair in an “A” Agriculture Zoning District

PROPERTY OWNERS: Richard and Kathleen Matheson

Requested Action: Property Owners and Applicants, Richard and Kathleen Matheson, requested a Conditional Use Permit to establish an outdoor and self-service storage facility with minor vehicle repair in an “A” Agriculture Zoning District, on approximately 5.50 acres of land, located south of 669 and 673 E 1250 N, Shelley, ID. An outdoor storage facility and minor vehicle repair are allowed land uses in this zone with an approved Conditional Use Permit pursuant to Bingham County Code Section 10-5-3 Land Use Chart and compliance with the Specific Use Performance Standards of Bingham County Code Section 10-7-32 Storage Facility, Outside and Section 10-7-38 Vehicle Repair, Major and Minor.

Property Location: Approx. Location: Parcel No. RP0476303, located south of 669 and 673 E 1250 N, Shelley, ID. Township 1 North, Range 37 East, Section 31, consisting of approx. 5.50 acres, or 5.685 assessed acres.

Applicable Regulations: Bingham County Comprehensive Plan, dated November 20, 2018
Bingham County Zoning Ordinance 2012-08, as amended

Public Hearing Date: May 13, 2026

I. PUBLIC HEARING RECORD AND INFORMATION

1. The following was reviewed by the Commission:
 - a. Application and materials provided by Bingham County; and
 - b. Staff Report and supplemental maps, notice, testimony, and other materials.

2. At the beginning of the Public Hearing, Commissioner Winder requested to be recused from participating in Agenda Item No. 4, a Conditional Use Permit Application from Richard and Kathleen Matheson, as he has a family member living very close to the project site. The Commissioners agreed Mr. Winder could be recused. When this Application was presented, Commissioner Winder exited the Courtroom.

3. Planning and Development Services Assistant Director Addie Jo Jackman presented the Staff Report for the Application. She reviewed the requested action and acknowledged that

before the Public Hearing, the Commissioners were provided the record of written testimony received, which included:

- (T-1) Department of Environmental Quality provided testimony in a neutral position and offered general recommendations for land development projects.
 - (T-2) Bingham County Public Works submitted testimony in a neutral position and stated that with the recently approved Approach Permits, they have no objection to this CUP.
4. With no questions from the Commission, testimony was presented by the Applicants' Representative (T-3), Jammie Matheson, of 867 N 700 E, Shelley, ID. Ms. Matheson testified that their services include pre-season inspection of the RVs that are stored on the property and that there is no intent to do major repairs to any of the vehicles. Mr. Jolley reviewed the Specific Use Performance Standards for the requested uses and found that there is an existing shop on the property that will be used for maintenance of the RVs or other items stored on the property. Commissioner Jolley also confirmed that any outdoor lighting would be downward facing to protect light from emitting on adjacent properties. He lastly confirmed that the operation on the property would not be a 24-hour accessible facility. Ms. Matheson testified that in order to keep the residential integrity of the vicinity, there would be very little above-ground lighting, operating hours of 8:00 a.m. to 8:00 p.m., and that the intent is to operate the storage and repair facilities with minimal disruptions to the neighboring properties and community.
 5. There was no testimony presented from the public; therefore, Chairman Adams closed the Public Hearing on this Application.
 6. Commissioner Bingham asked why this property wasn't in the Area of City Impact and noted it appeared to be designed around this property. Director Olsen reviewed that this property was recently removed from the Area of City Impact following property owner, Mr. Richard Matheson's testimony, at the City of Shelley's Area of City Impact Public Hearing, as he testified there is no intent to annex the property into the City of Shelley in the next five (5) years, which is the intent required in Idaho Code for Areas of City Impact.

Commissioner Carter questioned the ownership of the parcels adjacent to the property's access. Director Olsen stated that one home is owned by relatives of the Applicant, one is not, and the parcel further to the west is owned and occupied by the Applicant. Commissioner Carter also asked if the setbacks between the access and the property to the immediate west are met. Director Olsen responded that the setback distances were met, as the requirement is 5 feet from a property line to a residence.


II. REASON

The Planning and Zoning Commission found:

1. the Application met the requirements of Bingham County Code Section 10-8-2 as the contents of the Application were complete; and
2. the requested land uses are allowed in an Agricultural Zoning District with an approved Conditional Use Permit pursuant to Bingham County Code Section 10-5-3 *Land Use Chart*; and
3. the Application met the requirements of Bingham County Code Section 10-8-2(F)(1-4) as the Applicant provided a site plan depicting the existing shop, traffic access to the property from an existing access off 1250 N Shelley West River Road, and locations for parking and equipment storage areas; and
4. the Applicant is required to comply with the Specific Use Performance Standards of Bingham County Code Section 10-7-32 *Storage Facility, Outside*. Storage will remain within the confined area with a site obscuring fence; and
5. the Applicant is required to comply with the Specific Use Performance Standards of Bingham County Code Section 10-7-33 *Storage Facility, Self-Service*. The Commission found that the storage facility will have a locked gate for security and safety; and
6. the Applicant is required to comply with the Specific Use Performance Standards of Bingham County Code Section 10-7-38 *Vehicle Repair, Major and Minor*. The Commission found that vehicle repair will be done inside the existing shop unless tire repair is required where the vehicle sits in order not to cause damage; and
7. the Application met the notice requirements of Idaho Code Title 67, Chapter 65, and Bingham County Code Section 10-3-6.

III. DECISION

Based on the record, Commissioner Jolley moved to approve the request by property owners Richard and Kathleen Matheson, for a Conditional Use Permit to operate an outdoor and self-serve storage facility with minor vehicle repair on their property consisting of approx. 5 assessed acres, located South of 669 and 673 E 1250 N in Shelley, ID. Commissioners Jolley, Carter, Bingham, Thomson, and Winder voted in favor. The motion passed.



Stephen Adams, Chairman

Bingham County Planning and Zoning Commission

6-5-26

Date