

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

APPLICATION OF: Zoning District Amendment from Agricultural to Heavy Commercial

PROPERTY OWNERS: MHD Development, LLC

Requested Action: Property Owner MHD Development, LLC requested to amend the zoning of approx. 0.0876 acres of a 2.35-acre parcel, zoned "A" Agricultural to "C2" Heavy Commercial to align with the remainder of the parcel's zoning designation of C2, in accordance with Bingham County Code Title 10 Chapter 15 Amendments, located at 704 N. Highway 91, Firth, ID. The Bingham County Comprehensive Plan Map has the parcel designated as Multi-Use, which supports the desired zoning amendment.

Property Location: Approx. Location: Parcel No. RP0393602, located at 704 N. Highway 91, Firth, ID. Township 1 South, Range 36 East, Section 25, consisting of approx. 2.35 acres.

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

Public Hearing Date: June 10, 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. Planning and Development Services Assistant Director/Lead Planner Addie Jo Jackman presented the Staff Report for the Application and noted a correction to the acreage; the area is 0.0876 acres and not 0.876 acres. 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) The Department of Environmental Quality submitted testimony in a neutral position and provided general recommendations for land development projects.

(T-2) Bingham County Public Works submitted testimony in a neutral position and had no objections to the zone change.

3. With no questions from the Commission, testimony was presented by the Applicants' Representative (T-3) Barry Bame, with Krossroads Engineering, with an address of 112 S Main Street, Suite B, Firth, Idaho. Mr. Bame submitted an updated Preliminary Plat which includes the acreage and was submitted as Exhibit T-3A for the record. Mr. Bame reviewed the Application and stood for questions from the Commission, but there were none.
4. There was no testimony presented from the public, and therefore, Chairman Adams closed the Public Hearing on this Application. The Commission did not express any concerns with the Application.

II. REASON

The Planning and Zoning Commission found:

1. the Application met the requirements in Bingham County Code Section 10-15-3 as the Application was submitted by the property owners and included all required contents of a complete Application; and
2. the Application met the purpose of the "C2" Heavy Commercial Zone, which is to provide for the development of businesses and service establishments which are incompatible in community shopping areas. This zone requires relatively large size lots and easy highway access and should be removed from residential areas with:
 - A. Adequate service by major roadways. *The Commission found that the property has two existing access points from Highway 91 that will remain in place. In addition, one access from 700 N is planned at the time of development, which also provides direct access to the highway. This future access will be subject to an Approach Permit from Bingham County Public Works.*
 - B. Location that minimizes potential traffic problems. *The Commission found that the property has convenient and direct access to Highway 91 and did not express concerns with potential traffic problems.*
 - C. Compatibility with existing uses. *The Commission found in the Staff Report that the surrounding area consists of a mix of residential, pasture, and commercial uses. The proposed rezone would be consistent with existing commercial uses already established on portions of this property.*
 - D. Protection from encroachment of residential uses. *Staff provided information to the Commission that commercial use has already been established on the bulk of the property. The nearby homes are located 150 to 250 feet from the proposed rezone area and are currently adjacent to lands zoned C2, with two of the homes being located within the C2 Zoning District.*

- E. Accessibility to adequate utilities. *The Commission found that the property currently has an existing well and septic system, with five (5) water shares from the Blackfoot Irrigation Company.*
3. the Bingham County Comprehensive Plan Map identifies the subject parcel as Multi-Use, which supports the Zoning Amendment request; and
 4. 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 recommend approval of the Zoning Amendment of 0.0876 acres of a 2.35-acre parcel located at approx. 704 N. Highway 91, Firth, ID, from Agricultural to Heavy Commercial for future commercial development, as proposed by MHD Development, LLC. Commissioner Thomson seconded the motion. Commissioners Jolley, Thomson, Bautista, Bingham, Johns, Tominaga, and Winder voted in favor. The motion passed.



Stephen Adams, Chairman
Bingham County Planning and Zoning Commission



Date