



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

Amended June 15, 2026

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

**WEDNESDAY, JULY 8, 2026, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, JULY 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. CONDITIONAL USE PERMIT TO TRANSFER DIVISION RIGHTS (ACTION ITEM: DECISION)** Property Owners and Applicants, Neil Kelley & Sons, LLC, request to transfer 4 division rights from the remnant of an original parcel identified as the “Sending Parcel” located northwest of the intersection of 1500 N Woodville Rd. and 600 E Cinder Butte Rd. at an approx. unassigned address of 578 E 1500 N, Shelley, ID, Parcel No. RP0370906, consisting of approx. 62.62 assessed acres, to the remnant of an original parcel, identified as the “Receiving Parcel”, located northwest of the intersection of 1500 N Woodville Rd. and 600 E Cinder Butte Rd. at an unassigned address of 564 E 1500 N, Shelley, ID, Parcel No. RP0371106, consisting of approx. 77.45 assessed acres. This Application is in accordance with Bingham County Code Section 10-14-3(C)(5) *Original Parcel Division*, which states division rights may be transferred from one Original Parcel to another Original Parcel if assessed under one ownership and approved by a Conditional Use Permit.

Approx. Locations:

Sending Parcel, Parcel No. RP0370906, located northwest of the intersection of 1500 N Woodville Rd. and 600 E Cinder Butte Rd. at an approx. unassigned address of 578 E 1500 N, Shelley, ID, T1N, R36E, Sec 13, approx. 62.62 assessed acres.

Receiving Parcel, Parcel No. RP0371106, located northwest of the intersection of 1500 N Woodville Rd. and 600 E Cinder Butte Rd. at an approx. unassigned address of 564 E 1500 N, Shelley, ID, T1N, R36E, Sec 13, approx. 77.45 assessed acres.

- 2. CONDITIONAL USE PERMIT FOR A VEHICLE REPAIR SHOP IN A “R/A” RESIDENTIAL/ AGRICULTURAL ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owner, Mathew Byrne, requests a Conditional Use Permit to establish a Vehicle Repair Shop on approximately 2.12 assessed acres of land, located in an “R/A” Residential/Agricultural Zoning District, at approx. 168 N Highway 91, Blackfoot, ID. A Vehicle Repair Shop is an allowed land use 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 10-7-38 *Vehicle Repair, Major and Minor*.

Approx. Location: Parcel Nos. RP0317707 and RP0317802, 168 N Highway 91, Blackfoot, ID. Township 2 South, Range 35 East, Section 25, totaling approx. 2.12 assessed acres.

- 3. CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING UNIT FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION)** Property Owner, Avelinda Garza, requests a Conditional Use Permit for a temporary secondary dwelling to be placed on her property located at 763 S 1400 W, Pingree, ID, zoned Agricultural, to allow family to assist in caring for her father. 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 medical hardship with a statement from a licensed physician of the medical condition and need for assistance, with an approved Conditional Use Permit.

Approx. Location: Parcel No. RP0158103, located at 763 S 1400 W, Pingree, ID, Township 4 South, Range 33 East, Section 11, consisting of approx. 5.09 accessed 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 5/13/2026 and 6/10/2026.
- 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)