



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

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

**WEDNESDAY, JUNE 10, 2026, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, JUNE 11, 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. 1ST AMENDED DRAKOS SUBDIVISION, A REPLAT OF LOTS 1 & 3 OF BLOCK 1 OF THE DRAKOS ESTATES SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Chris Drakos Enterprises, Inc. and Cody & Christina Darrah request a replat of Lots 1 and 3 of Drakos Estates to adjust the property line between their lots to better utilize their lands, zoned Residential/Agricultural, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.

Approx. Location: Chris Drakos Enterprises, Inc., Lot 1 Block 1 of Drakos Estates, Parcel No. RP8093010, 395 N 850 W, Blackfoot, ID. Township 2 South, Range 34 East, Section 10, consisting of approx. 2.58 acres.

Approx. Location: Cody and Christina Darrah, Lot 3 Block 1 of Drakos Estates, Parcel No. RP8093030, 842 W 390 N, Blackfoot, ID. Township 2 South, Range 34 East, Section 10, consisting of approx. 1.00 acre.

- 2. RIVER ISLAND ESTATES SUBDIVISION, A REPLAT OF BLOCK 1, LOTS 7 AND 8, OF THE SHOEMAKER SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Blake and Betty Michelle Johnson and Delon and Rebecca Haggard, request a replat of Block 1, Lots 7 and 8, of the Shoemaker Subdivision to adjust the property line between their lots by approx. 8 feet to better utilize their properties. Each lot currently consists of approx. 2.00 acres on lands zoned Residential/Agriculture. This request is made in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*.

Approx. Location: Blake and Betty Michelle Johnson – Block 1 Lot 7 of Shoemaker Subdivision, Parcel No. RP8047600, 132 W 210 N, Blackfoot, ID. Township 2 South, Range 35 East, Section 23, consisting of approx. 2.00 acres.

Approx. Location: Delon and Rebecca Haggard – Block 1 Lot 8 of Shoemaker Subdivision, Parcel No. RP8047700, 134 W 210 N, Blackfoot, ID. Township 2 South, Range 35 E, Section 23, consisting of approx. 2.00 acres.

- 3. ZONING AMENDMENT FROM “A” AGRICULTURAL TO “C2” HEAVY COMMERCIAL (ACTION ITEM: RECOMMENDATION)** Property Owner MHD Development, LLC requests to amend the zoning of approx. 0.876 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. Approx. Location: Parcel No. RP0393602, 704 N. Highway 91, Firth, ID. Township 1 South, Range 36 East, Section 25, consisting of approx. 2.35 acres.

4. CONDITIONAL USE PERMIT: ACCESSORY STRUCTURE WITH LIVING SPACE ON LESS THAN 2 ACRES (ACTION ITEM: DECISION) Property Owners, Logan and Ashlyn Reynolds, and Applicant Kirk Reynolds, request a Conditional Use Permit to construct an accessory structure with living space on a property located at 1250 W 200 N, Blackfoot, ID, which is less than two acres in size. Pursuant to Bingham County Code Section 10-7-3, *Accessory Structure with Living Space and Caretaker's Residence*, each parcel of property that is considered a buildable parcel shall be allowed one accessory dwelling unit, on a parcel of a minimum of 2.00 acres, unless otherwise approved by a Conditional Use Permit. Approx. Location: 1250 W 200 N, Blackfoot, ID, Parcel No. RP0121709. Township 2 South, Range 33 East, Section 24, consisting of approx. 1.00 assessed acre.

5. CONDITIONAL USE PERMIT: GRAVEL PIT/MINING – CRUSHING/ EXCAVATION OF GRAVEL OPERATION IN AN “A” AGRICULTURAL ZONING DISTRICT (ACTION ITEM: DECISION) Property Owners SLT Properties, LLC, and Applicant Knife River LLC, request a Conditional Use Permit to establish a gravel mining operation with onsite crushing, on approx. 79.58 acres of land assessed as approx. 80.60 acres, zoned “A” Agricultural, located west and northwest of 574 W 200 N, Blackfoot, ID. The Applicant has received an approved Reclamation Plan for mining operations at this site, issued by the Idaho Department of Lands, which states that upon closure, the land would be returned to its existing use as farm/pasture ground. Access to the site is proposed to extend east from 600 W Clark Road. A Traffic Impact Study was completed for the proposed operation, which included recommendations to improve safety. The Application may be considered for approval pursuant to Bingham County Code Section 10-5-3 *Land Use Chart* and must comply with the Specific Use Performance Standards of Section 10-7-19.

Approx. Location: West and northwest of 574 W 200 N, Blackfoot, Idaho. Parcel Number RP0304400. Township 2 South, Range 35 East, Section 19, proposing to utilize approx. 79.58 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 4/8/2026 and 5/13/2026.

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)