



BINGHAM COUNTY PLANNING & ZONING COMMISSION

MEETING AGENDA

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

**WEDNESDAY, MAY 13, 2026, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, MAY 14, 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: TEMPORARY SECOND DWELLING FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION)** Property Owners and Applicants, The Monnett Family Trust, John D. Monnett - Trustee, request a Conditional Use Permit for a temporary secondary dwelling to be placed on its property located at 681 E 700 N, Firth, ID, zoned Agriculture, to allow family to assist in caring for John Monnett. 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 to the medical condition and need for assistance, with an approved Conditional Use Permit. The request will require additional approval as the parcel is 1.99 acres in size, which is less than the required 2.00 acres. Approx. Location: Parcel No. RP0536011, located at 681 E 700 N, Firth ID. Township 1 South, Range 37 East, Section 31, consisting of approx. 1.99 assessed acres.
- 2. CONDITIONAL USE PERMIT TO TRANSFER DIVISION RIGHTS (ACTION ITEM: DECISION)** Property Owners and Applicants, Platinum Real Estate Investments, LLC, request to transfer 2 division rights from the remnant of an original parcel identified as the “Sending Parcel” located northeast of the intersection of 700 E Longhurst Lane and 1200 N Baseline at an unassigned address of approx. 710 E 1200 N, Shelley, ID consisting of approx. 24.81 acres, to the remnant of an original parcel, identified as the “Receiving Parcel” located north of 1400 N Country Club Road and southeast of Highway 91 at an unassigned address of approx. 894 E 1400 N, Shelley, ID. According to the Applicant, the intent is to preserve the Division Rights on a property enabling future beneficial use. 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. RP0478019, located northeast of the intersection of 700 E Longhurst Lane and 1200 N Baseline Road at an unassigned address of approx. 710 E 1200 N, Shelley, ID, Township 1 North, Range 37 East, Section 32, consisting of approx. 24.81 acres. *Receiving Parcel*: Parcel No. RP0458700, located north of 1400 N Country Club Road and southeast of Highway 91 at an unassigned address of approx. 894 E 1400 N, Shelley, ID, Township 1 North, Range 37 East, Section 21, consisting of approx. 56.73 acres.
- 3. BEEHIVE SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, JNS Properties, LLC, request to develop a 3-lot commercial subdivision, to be known as Beehive Subdivision, on approximately 5.69 acres of land zoned “C2” Heavy Commercial, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Approx. Location: Parcel Nos. RP0333810, RP0333805, & RP0333811, located South and Southwest of 7 N 580 W, Blackfoot, ID. Township 2 South, Range 35 East, Section 31, consisting of approx. 5.69 acres.

4. **CONDITIONAL USE PERMIT FOR AN OUTDOOR AND SELF-SERVICE STORAGE FACILITY WITH MINOR VEHICLE REPAIR IN AN “A” AGRICULTURE ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owners and Applicants, Richard and Kathleen Matheson, request 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*. 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.
5. **LONG LANE SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, David and Sylvia Long, request to develop a 3-lot residential subdivision, to be known as the Long Lane Subdivision, on approximately 6.57 acres of land zoned “R/A” Residential/Agriculture, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Approx. Location: Parcel No. RP0232503, located at 911 W 45 S, Blackfoot, ID. Township 3 South, Range 34 East, Section 4, consisting of approx. 6.57 acres.
6. **CONDITIONAL USE PERMIT FOR A TEMPORARY/PORTABLE CONCRETE BATCH PLANT IN A “A/NR” AGRICULTURAL/NATURAL RESOURCE ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owner, Foster Land and Cattle Partnership, and Applicant, Idaho Materials & Construction (IMC), request a Conditional Use Permit to establish a temporary/portable Concrete Batch Plant on approximately 20-30 acres of land, located in an “A/NR” Agricultural/Natural Resource Zoning District. The project site is proposed on approximately 742 acres, located south of US Highway 20 accessed from 1600 W Little Butte Road in Bingham County. A Batch Plant 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*. Approx. Location: Parcel Nos. RP0105800 & RP0105900, south of US Highway 20 accessed from 1600 W Little Butte Road, at approx. 112°35’58”W 43°31’47”N in Bingham County, ID. T2N, R33E, Sections 4 & 5, consisting of approx. 742 acres.
7. **CONDITIONAL USE PERMIT: GRAVEL PIT/MINING – CRUSHING/ EXCAVATION OF GRAVEL OPERATION IN AN “M1” LIGHT MANUFACTURING ZONING DISTRICT (ACTION ITEM: DECISION)** Property owners B&K Gravel and Equipment, LLC, B&K Harper Farms, LLC, owned and/or operated by Daniel “Danny” Harper, Kimberly Harper, and Taylor Harper, request a Conditional Use Permit to establish a gravel mining operation, in 3 phases, on approx. 41.85 acres of lands zoned “M1” Light Manufacturing. The Applicant received an approved Reclamation Plan for mining operations at this site by the Idaho Department of Lands, which states that reclamation will be conducted year-by-year rather than as a large single closure activity. A batch plant is not proposed as a component of the operation. Access to the site will extend south from 150 N Moreland Road. A Traffic Impact Study was completed, which evaluated three roadway segments and five key intersections along

the proposed primary haul route. 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: 665 W 150 N, Blackfoot, Idaho including lands located to the South, Southwest, and Southeast. Project site includes Parcel Nos. RP0190811, RP0190812, RP0193222, RP0193223, RP0193401, Township 2S, Range 34E, Section 25, proposing to utilize approx. 41.85 acres of approx. 86.575 assessed 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.
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)