BINGHAM COUNTY PLANNING & ZONING COMMISSION
MEETING AGENDA

(Amended 11/12/2026)

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

WEDNESDAY, NOVEMBER 18, 2026, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, NOVEMBER 19, 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 Americans with Disabilities Act/504 Compliance, individuals who need accessible communications or other accommodations 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. **MODIFICATION OF AN APPROVED CONDITIONAL USE PERMIT: VEHICLE REPAIR SHOP IN A "R/A" RESIDENTIAL/AGRICULTURAL ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owner Mathew Byrne requests a modification of a Conditional Use Permit, approved on 7/30/2026, to change the location of operations for a vehicle repair shop from a yet-to-be-constructed detached shop structure to his existing residential garage, on the same parcel. The parcel consists of approximately 2.12 assessed acres of land and is located at approximately 168 N Highway 91, Blackfoot, Idaho, zoned "R/A" Residential/Agricultural. Modifications to an approved Conditional Use Permit are allowed pursuant to Bingham County Code Section 10-8-12. Approx. Location: Parcel Nos. RP0317707, 168 N Highway 91, Blackfoot, ID. Township 2 South, Range 35 East, Section 25, totaling approx. 2.11 acres.

2. **CONDITIONAL USE PERMIT: TEMPORARY SECOND DWELLING FOR MEDICAL HARDSHIP (ACTION ITEM: DECISION)** Property Owner and Applicant, Jamie Gulley, requests a Conditional Use Permit for a temporary secondary dwelling to be placed on property located at 291 E 350 N, Blackfoot, ID, featuring a combination of zoning consisting of Residential/Agricultural and Agricultural, to allow family to assist in caring for Myrna Sifers. 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 regarding the medical condition and need for assistance, with an approved Conditional Use Permit. Approx. Location: 291 E 350 N, Blackfoot, ID, Parcel No. RP0425605, T2S, R36E, Sec 16, consisting of approx. 5 acres.

3. **1st AMENDED DEER MEADOWS DIVISION NO. 2 SUBDIVISION (ACTION ITEM: RECOMMENDATION)** Property Owners and Applicants, Erik and Jennifer Carlson and Daryl and Wendy Dutenhoeffer, request a replat of Lots 13 and 14 of Block 1 of Deer Meadows Division 2 Subdivision to adjust the property line between their lots to rectify a modification that was made without an approved amended plat in a Residential zone. This request is made in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Approx. Location: (1) Property Owners: Erik & Jennifer Carlson, owners of Lot 13 Block 1, located at 41 S 560 W, Blackfoot, ID, Parcel No. RP8271320, consisting of approx. 2.52 acres & owners of Parcel No. RP8271325, which was previously a portion of Lot 14 Block 1, consisting of 0.01 acres. (2) Property Owners: Daryl & Wendy Dutenhoeffer, owners of Lot 14 Block 1, located at 565 W 40 S, Blackfoot, ID, Parcel No. RP8271330, T3S, R35E, Sec 6, consisting of approx. 1.05 acres.

4. **CONDITIONAL USE PERMIT: LIGHT MANUFACTURING IN A "C2" HEAVY COMMERCIAL ZONING DISTRICT (ACTION ITEM: DECISION)** Property Owners Joseph S. & Jeanne Kay Cannon, Joseph Samuel/Jeanne Kay Cannon Revocable Living Trust & CBI Diamond LLC request a Conditional Use Permit to continue operations of manufacturing and fabricating specialized construction components on approximately 19.38 acres of land, zoned "C2" Heavy Commercial. The land use of light manufacturing is allowed in this zone with an approved Conditional Use Permit pursuant to Bingham County Code Section 10-5-3 *Land Use Chart.* Approx. Location: 473 N 80 W, Blackfoot, ID, Parcel Nos. RP8198300, RP8198400, RP8198500, RP8198600, RP8269141, and RP8267211, T2S, R35E, Sec 12, consisting of approx. 19.38 acres, comprised of Lots 5-8 Block 1 of the Bingham Industrial Park and Lots 32-33 of the 3rd Amended Freeway Park Subdivision.

****ITEM NUMBER HAS BEEN REMOVED FROM THE AGENDA****

5. ~~**REVOCATION OF AN APPROVED SPECIAL USE PERMIT (NOW KNOWN AS A CONDITIONAL USE PERMIT) FOR AN IMPOUND YARD IN A "C2" HEAVY COMMERCIAL ZONING DISTRICT (ACTION ITEM: DECISION)** Bingham County Planning & Development Services is initiating the revocation process for a Special Use Permit (now known as a Conditional Use Permit) previously issued to Property Owner Jerry P. Miles on May 23, 2000, for the operation of an impound yard. The proposed revocation is based on continued noncompliance with all conditions of the approved permit, including requirements for a solid metal 6-foot fence, no cars visible above the fence, locking/securing the impound yard, and prohibiting vehicle salvage operations. Pursuant to Bingham County Code Section 10-8-11, *Revocation of Permit*, the Planning & Zoning Commission will review the evidence and determine whether the previously approved permit should be revoked. Approx. Location: An unassigned address of approx. 333 N Highway 91, Blackfoot, ID, west of Wapello Villa Subdivision, Parcel No. RP0430200, Township 2 South, Range 36 East, Section 17, consisting of approx. 4.59 assessed acres.~~

C. ADMINISTRATIVE ITEMS:

1. **REVIEW PROPOSED ZONING ORDINANCE AMENDMENTS AND PROPOSED ENERGY PRODUCTION CHAPTER (ACTION ITEM: DISCUSSION WITH POTENTIAL DECISION)**

2. **REVIEW AND APPROVE** (**ACTION ITEM: DECISION)** Review and approve the Planning and Zoning Commission Meeting Minutes and Decisions from Public Hearing Applications presented on October 14, 2026.

3. **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)