



BINGHAM COUNTY PLANNING & ZONING COMMISSION MEETING AGENDA

(Amended 10/6/2026)

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

**WEDNESDAY, OCTOBER 14, 2026, AT 6:00 P.M. AND
COMMENCING AGAIN ON THURSDAY, OCTOBER 15, 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. TURPIN ACRES SUBDIVISION (ACTION ITEM: RECOMMENDATION)**
Property Owners and Applicants, Robert & Marci Despain, request to develop a 3-lot residential subdivision, to be known as the *Turpin Acres Subdivision*, on approximately 3.17 acres of land, zoned “R/A” Residential/Agricultural, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Approx. Location: 378 W 300 N, Blackfoot, ID, Parcel Nos. RP0297903 & RP0297907, Township 2 South, Range 35 East, Section 16, consisting of approximately 3.17 acres.
- 2. WILLIAMS ADDITION SUBDIVISION (ACTION ITEM: RECOMMENDATION)**
Property Owner and Applicant, Firth 700 North LLC, requests to develop an 8-lot residential subdivision, to be known as the “*Williams Addition Subdivision*”, on approximately 17.592 acres of land, zoned “R/A” Residential/Agricultural, located north, northwest, and east of 496 E 700 N, Firth, ID, in accordance with Bingham County Code, Title 10, Chapter 14, *Subdivision Regulations*. Approx. Location: North, northwest, and east of 496 E 700 N, Firth, ID. Parcel No’s RP0394307 & RP0396928, Township 1 South, Range 36 East, Sections 25 and 26, consisting of 17.592 acres.
- 3. CONDITIONAL USE PERMIT: GRAVEL PIT/MINING – CRUSHING/ EXCAVATION IN A “M1” LIGHT MANUFACTURING ZONING DISTRICT (ACTION ITEM: DECISION)**
Property Owner and Applicant, Platinum Real Estate Investments, LLC, requests a Conditional Use Permit to establish a gravel mining operation with on-site crushing, on approx. 64.06 assessed acres of land, zoned “M1” Light Manufacturing, north and east of 874 E 1400 N, Shelley, ID. The Applicant received an approved Reclamation Plan for mining operations at this site, issued by the Idaho Department of Lands, and submitted a Traffic Impact Study for the proposed operation, with access to the project site proposed to extend from 1400 North Country Club Road. 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: north and east of 874 E 1400 N, Shelley, ID. Parcel Numbers RP0458504 & RP0458700, Township 1 North, Range 37 East, Section 21, consisting of approx. 64.06 assessed acres.

C. ADMINISTRATIVE ITEMS:

- 1. PRESENTATION BY RENEWABLE NORTHWEST RELATED TO WIND, SOLAR, AND BATTERY STORAGE FACILITIES (ACTION ITEM: DISCUSSION)**
- 2. REVIEW PROPOSED ZONING ORDINANCE AMENDMENTS (ACTION ITEM: DISCUSSION WITH POTENTIAL DECISION)**
- 3. REVIEW AND APPROVE (ACTION ITEM: DECISION)**
Review and approve the Planning and Zoning Commission Meeting Minutes and Decisions from Public Hearing Applications presented on August 12, 2026.

4. 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)