



**BINGHAM COUNTY PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA AND NOTICE**

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

WEDNESDAY, JUNE 9, 2021 AT 7:00 P.M.

Due to COVID-19 and CDC best practices for social distancing, all Planning & Zoning Commission Meetings will occur via web-conference and telephone with limited in-person attendance as strict social distancing is in place. The meetings will be available to the public electronically or by phone. Attending via Zoom or phone is highly recommended and requested. MASKS/FACE COVERINGS ARE RECOMMENDED.

General Information on joining a Zoom meeting can be found at <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>. All persons interested or who are affected are invited to attend said hearing via web-conference (no webcam is necessary to participate) by phone at 1(253) 215-8782, Meeting ID: 831 3367 9919, Passcode: 88394318 or online at <https://us02web.zoom.us/j/83133679919?pwd=QWJISnhPOXZNQlgvR3dBeEJDZnFyUT09>

CALL PUBLIC HEARING TO ORDER (CHAIRMAN), DISCLOSURE OF CONFLICT OF INTEREST- EX-PARTE COMMUNICATION AND SITE VISIT: Disclose who was talked to, the basic substance of the conversation and if it had any influence. Disclose if a site visit was made, location(s) of the visit and what was seen.

A. PUBLIC HEARINGS:

1. KIM AND GWEN LEAVITT: CONDITIONAL USE PERMIT (ACCESSORY STRUCTURE WITH LIVING SPACE ON LESS THAN 2 ACRES

(ACTION ITEM: DECISION)

A proposal from Kim and Gwen Leavitt for an Accessory Structure with living space on less than 2 acres, located at approx. 775 N 450 E in Firth. The parcel is zoned "A" Agriculture and is approx. 1.16 acres of land. Pursuant to Bingham County Code Section 10-7-2(A)(2), the proposed location shall consist of a parcel with a minimum of two (2) acres unless otherwise approved by Conditional Use Permit for an accessory structure with living space. **Approx. Location: 775 N 450 E, Firth, ID. Parcel No. RP0396201, Township 1S, Range 36E, Section 26 consisting of approx. 1.16 acres**

2. KALEB PHELPS: CONDITIONAL USE PERMIT (DIVISION RIGHT TRANSFER)
(ACTION ITEM: DECISION)

A proposal from Kaleb Phelps for a Conditional Use Permit to transfer 1 division right from the remnant of an original parcel he owns identified as RP0475818 "River Parcel" to the remnant of an original parcel he owns identified as RP0472204. The division right being transferred was previously transferred by Conditional Use Permit on January 13, 2021 to the "River Parcel"; the intent in transferring the division right a second time is for future residential development on parcel no. RP0472204. **Approx. Location: Northwest of the City of Shelley, between 1400 North Country Club Road, 750 East Hanson Lane, and the Snake River. Sending Parcel RP0475818, Receiving Parcel RP0472204. Township 1N, Range 37E Sections 29 & 30, sending parcel consisting of approx. 37.09 acres and receiving parcel consisting of approx. 5.11 acres.**

3. DEVERLE AND CAROL WATTENBARGER: CONDITIONAL USE PERMIT FOR STORAGE UNITS IN AN “A” AGRICULTURAL ZONING DISTRICT

(ACTION ITEM: DECISION)

A proposal from Deverle and Carol Wattenbarger, for the construction and operation of storage unit buildings at approximately South of 1561 N 800 E, Shelley, on a parcel to be created consisting of 2.96 acres, in an “A” Agriculture Zoning District. Pursuant to Bingham County Code 10-5-3 “Land Use Chart” storage units are allowed via an approved Conditional Use Permit in an “A” Agriculture Zoning District. **Approx. Location: South of 1561 N 800 E New Sweden Road Parcel No. RP0449902 Township 1N, Range 37 E Section 16, consisting of approx. 2.98 acres of the total 20.39 acres**

4. DEVERLE AND CAROL WATTENBARGER AND RIVERBEND FARMS, LLC: REQUEST TO CHANGE ZONING DISTRICT FROM “A” AGRICULTURE ZONING TO AN “R/A” RESIDENTIAL/AGRICULTURE ZONING DISTRICT

(ACTION ITEM: RECOMMENDATION)

A proposal from Deverle and Carol Wattenbarger and Riverbend Farms, LLC, to modify the zoning designation of approx. 43.73 acres from “A” Agricultural to “R/A” Residential/Agriculture. The parcel is located South of 1600 N County Line Road and East of 800 E New Sweden Road; currently being used as farm ground. The intent is for potential future residential development. The Bingham County Comprehensive Plan has these parcels designated as Residential/Residential Agriculture. **Approx. Location: South of 1600 N County Line Road and East of 800 East New Sweden Road Parcel Nos. RP0450002, RP0449902 (less 2.96 acres), RP0449905, and RP0448606 Township 1N, Range 37E, Section 16, consisting of approx. 43.73 acres**

5. FREEWAY PARK 3RD AMENDED SUBDIVISION (REPLAT)

(ACTION ITEM: RECOMMENDATION)

A proposal from Joe Cannon to re-plat Lots 27 and 28 of the 1st Amended Plat of Freeway Park Subdivision and Lot 15 of Freeway Park Subdivision, to be known as Lots 30, 31, 32 and 33 of the 3rd Amended Plat of Freeway Park Subdivision. The proposed 4 lot-Subdivision is an interior lot line adjustment of existing platted lots. The zoning for the Subdivision will remain C2 “Heavy Commercial”. The proposed lots will be .37 acres to 8.24 acres and will have access onto 465 N. **Approx. Location: 64 N 465 W, Blackfoot, ID. Parcel No. RP8269141, RP8267211, and RP8267180. Township 2S, Range 35E, Section 12 consisting of 15.43 acres**

B. ADMINISTRATIVE ITEMS:

- 1. CONSENT ITEMS (ACTION ITEM: DECISION):** Ratify the 5/12/2021 Planning and Zoning Commission Meeting Minutes and Reasoning and Decisions; and
- 2. COMMISSION/STAFF ITEMS (discussion only):**

C. ADJOURN.

