



Jefferson COUNTY PLANNING AND ZONING

Agenda February 2, 2023 6:00 P.M.

- Introduction
- Roll Call
- Pledge
- Declaration of “Ex-Parte” communications or “Conflict of interest” related to agenda items
- Approval of Minutes from January 5, 2023 Meeting.

Public Hearings

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- No. 1 Preliminary Plat** / SUB-22-12-01/Applicant Rigby 191, LLC / Hunter Chase Subdivision / Located near 3796 E 100 N, Rigby, Jefferson County. / To propose a 159 lot residential subdivision in the R-1 zone. (Action Item)

 - No. 2 Preliminary Plat** / SUB-22-06-01/ Summer Field Estates Division No. 2 / Applicant Pioneer Homes & Properties, LLC / Located near 3730 E 400 N, Rigby, Jefferson County. / To propose a 25 lot residential subdivision in the R-1 zone. (Action Item)

 - No. 3 Final Plat** / SUB-22-07-01 /E Z Acres / Applicant Neil Brown/ Located near 4676 E 250 N, Rigby, Jefferson County. / To propose an 8 lot residential subdivision in the R-1 zone. (Action Item)

 - No. 4 Preliminary Plat** / SUB-22-12-02/ Steele Water Ranch / Applicant Jim Bernard & Gary Barnes / Located near 4735 E 150 N, Rigby, Jefferson County. / To propose a 16 lot residential subdivision in the R-1 zone. (Action Item)

 - No. 5 Plat Amendment** / SUB-22-12-03 / Applicant L & S Farms, Inc / Located near 608 N 3100 E, Menan, Jefferson County. / To propose an amendment of the layout of lots 1 & 2 to create a buffer between the subdivision and an existing parcel. (Action Item)

 - No. 6 Zone Map Amendment** / ZON-23-01-01 / Applicant City of Rigby / Located at 3939 E 500 N, Rigby, Jefferson County. / To request a zone change from Residential1 to Light Industrial. (Action Item)

 - No. 7 Text Amendment to Chapter 112** / AM-23-01-03 Land Use Table To propose updates to the Land Use Table. / Tabled from October 20, 2022 and then tabled from January 5, 2023. The proposal will add new uses and change some uses from Conditional to permitted or administrative.(Action Item) (Action Item)

 - No. 8 Text Amendment to Chapter 112** / AM-23-01-01 / Sec 112-487, 488, 489, 490 Cluster Development Regulations. Proposed changes will limit cluster development to 2 ½ acres with well and septic, eliminate future division of remaining parcels and define further subdivision of cluster lots. (Action Item)

 - ~~**No. 9 Text Amendment to Chapter 112** / AM 23-01-02 / Sec. 112-335 Canal Setbacks. Proposed change will eliminate canal setbacks and require canal company approval of development near canals. (Action Item)-CANCELLED~~

-----End of Public Hearings -----

Thirty (30) minutes are allotted per case for public comment during Planning and Zoning meetings. Within the thirty (30) minutes per case, individuals are allowed three (3) minutes each for comment. Written comments longer than one (1) page in length must be received by the Planning and Zoning office at least five (5) business days prior to the hearing by U.S. Postal Service at the address listed below, faxed to (208) 745-1386, hand delivered to the address listed below, or emailed to pzoffice@co.jefferson.id.us.

The hearing will be held in the Commissioners’ Meeting Room of the Jefferson County Courthouse at 210 Courthouse Way, Suite 240, Rigby, Idaho. If you have a handicap, disability, need assistance or to make special arrangements, call (208) 745-9220.

If you desire a copy of the written decision regarding a specific item on the agenda, please request the copy at the Jefferson County Planning and Zoning Office at 210 Courthouse Way, Suite 170, Rigby, Idaho.

This notice is given pursuant to the provisions of Section 67-6509, 67-6511, Idaho Code, and all amendments thereof.