



Jefferson COUNTY PLANNING AND ZONING

Agenda
June 1, 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 May 4, 2023 Meeting.

Public Hearings

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- No. 1 Preliminary Plat** / SUB-22-09-01/ Belly Acres Division No. 2/ Applicant Steve Campbell / Located near 44 N 3900 E, Rigby, Jefferson County. / To propose a preliminary plat for 35 residential lots in the R-1 zone. (Action Item)

 - No. 2 Variance** / VAR-23-05-01/ Applicant Steve Campbell / Located near 44 N 3900 E, Rigby, Jefferson County. / To request a variance from the minimum lot size requirement of one acre for the R-1 zone, to create an open space lot in their proposed Preliminary Plat, Belly Acres Division No. 2. (Action Item)

 - No. 3 Zone Map Amendment** / ZON-23-04-01/ Applicant Todd Barber / Located at 5026 E Meadow Muffin Ln, Ririe, Jefferson County. / To propose a zone change from Agricultural-10 (Ag-10) to Recreation Residential Commercial (RR/C). (Action Item)

 - No. 4 Conditional Use Permit** / CUP-23-03-01/ Applicant Heise Meadows LLC/ Located at 5026 E Meadow Muffin Ln, Ririe, Jefferson County. / To propose lodging for an event venue. (Action Item)

 - No. 5 Conditional Use Permit** / CUP-23-04-01/ Applicant Megan & John Bennett / Located at 785 N 3800 E, Rigby, Jefferson County. / To request a Conditional Use Permit for a Manufacture Home, Single Wide in the Ag-10 zone. (Action Item)

 - No. 6 Text Amendment** / AM-23-04-04 / To update Article II Administration and Enforcement of the Jefferson County Subdivision Ordinance, removing minor land division’s from the Subdivision Ordinance, adding a written agreement between the developer and canal boards for subdivisions, and removing planned unit developments/condominium developments requirements from the Subdivision Ordinance. (Action Item)
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Commissioner and Staff Updates

-----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.