



# Jefferson COUNTY PLANNING AND ZONING

Agenda  
**July 6, 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 18, 2023 & June 1, 2023 Meetings.

## Public Hearings

<b>No. 1</b>	<b>Tabled from May 4, 2023 Conditional Use Permit</b> / CUP-23-01-02/ Applicant Carlin Anderson / Located at 647 N 4113 E, Rigby, Jefferson County. / To propose operating an event center in the Commercial-1 zone. (Action Item)
<b>No. 2</b>	<b>Preliminary Plat</b> / SUB-23-04-01/ Pineview Estates/ Applicant Brian Crandall / Located near 3790 E 200 N, Rigby, Jefferson County. / To request preliminary plat approval for a 36 lot residential subdivision in the R-1 zone. (Action Item)
<b>No. 3</b>	<b>Variance</b> / VAR-23-05-02/ Applicant Mike Cope / Located at 2565 N 800 E, Montevue, Jefferson County. / To request a variance from the minimum setback of 10’ from the side property line in the Ag-40 zone. (Action Item)
<b>No. 4</b>	<b>Zone Map Amendment</b> / AM-23-05-01/ To propose zoning for the previous City limits of Hamer, the previous Area of Impact for the City of Hamer, and some surrounding areas of the previous Area of Impact. (Action Item)
<b>No. 5</b>	<b>Text Amendment</b> / AM-23-04-01/ Update the Jefferson County Comprehensive Plan to reflect the updated Capital Improvement Plan. (Action Item)
<b>No. 6</b>	<b>Text Amendment</b> / AM-23-04-02/ Update Article 108 Impact Fee Ordinance to bring it into compliance with state statute and adding a chapter for Fire Districts Impact Fees. (Action Item)

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](mailto: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.*