



Jefferson COUNTY PLANNING AND ZONING

Agenda
August 3, 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 & July 6, 2023 Meetings.

Public Hearings

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| No. 1 | Tabled from July 6, 2023 Preliminary Plat / 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) |
| No. 2 | Confined Animal Feeding Operation / CAFO-23-05-01/ Applicant AGPROfessionals, Owner SJC Properties LLC / Located near 20 N 2100 E, Roberts, Jefferson County. / To propose an expansion of an existing CAFO from 18,000 animal units to 28,387 animal units. (Action Item) |
| No. 3 | Menan Area of Impact / AM-23-04-03/ To update the City of Menan Area of Impact Agreement. |
| No. 4 | Text Amendment / AM-23-08-01/ To update the land use table to allow Manufactured Homes as a permitted use, short term rentals as a permitted use, consolidate large, medium, and small CAFO’s into one use permitted with a Conditional Use Permit in the Ag zones, and add solar farms, farmers markets and agricultural direct marketing to the Land Use Table as well as add a section defining the requirements for solar farms and agricultural direct marketing. (Action Item) |
| No. 5 | Text Amendment / AM-23-08-02/ Replace Section 112-334 Setbacks. Changing setbacks to be measured from property lines and streets removing front, rear, and side. Clarifying setbacks from canals and waterways. (Action Item) |

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

Commissioner and Staff Updates

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.