



Jefferson COUNTY PLANNING AND ZONING

AMENDED

Agenda

October 5, 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.

Public Hearings

No. 1	Conditional Use Permit / CUP 23-09-09 - Brandi Park is requesting a home-based business permit to operate a preschool with up to 12-15 enrolled. The property is zoned R-1 and is located off E 170 N, in a portion of Section 30, Township 04 North, Range 39 East, Boise-Meridian. (Action Item)
No. 2	Zone Change / ZON 23-09-01 - Jefferson County Planning and Zoning Commission has initiated a zone change from Ag-10 to R-5 on seven (7) parcels located off E 200 N and near N 4700 E. The properties include a total of ± 34 acres. The project is located in a portion of Section 21, Township 04 North, Range 40 East, Boise-Meridian. (Action Item)
No. 3	Conditional Use Permit / CUP 23-08-04 – Steve & Sharon Parry are applying for a conditional use permit for an event center and laundry/bathroom facility to add to the existing uses on the property. The project is on a total of ± 10.2 acres. The property is zoned RR/C. The project is located off N 5050 E Jefferson County in a portion of Section 25, Township 04 North, Range 40 East, Boise-Meridian. (Action Item)
No. 4	Conditional Use Permit / CUP 23-08-03 – Christopher Wuthrick is applying for a conditional use permit for a home based business automotive and agricultural equipment repair shop. The project is on a total of ± 1 acres. The property is zoned R-1. The project is located off N 3700 E Jefferson County in a portion of Section 26, Township 04 North, Range 38 East, Boise-Meridian. (Action Item)
No. 5	Conditional Use Permit / CUP 23-09-01 – Lee Burtenshaw is applying for a conditional use permit for an automotive sales and service use. The project is on a total of ± 3.4 acres. The property is zoned AG-10. The project is located off N 1100 E Jefferson County in a portion of Section 17, Township 06 North, Range 34 East, Boise-Meridian. (Action Item)
No. 6	Conditional Use Permit / CUP 23-08-01 – Vern & Cindy Piquet are applying for a conditional use permit for RV-camper-boat-trailer storage. The project is on a total of ± 12 acres. The property is zoned AG-10. The project is located off County Line Road, Jefferson County in a portion of Section 36, Township 04 North, Range 37 East, Boise-Meridian. (Action Item)
No. 7	Variance / VAR 23-08-02 – Greg Jones is applying for a variance from the private road standards to have more than three (3) parcels on a private road. The project is on a total of ± 29.4 acres. The property is zoned R-1. The project is located off N 4100 E Jefferson County in a portion of Section 8, Township 04 North, Range 39 East, Boise-Meridian. (Action Item)
No. 8	Variance / VAR 23-08-03 – Randy Kirkham is applying for a variance from the private road standard to build a home on his property adding a seventh residence to a private road. The project is on a total of ± 10.1 acres. The property is zoned R-5. The project is located off N 4107 E, a private road in a portion of Section 4, Township 04 North, Range 39 East, Boise-Meridian. (Action Item)

Commissioner and Staff Updates

Files are available to review at the Planning Department or may be viewed online at <https://jcgov.us/511/Upcoming-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

October 5, 2023

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.

October 5, 2023