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Jefferson County

Planning and Zoning Public Hearing

February 16, 2023 6:00 p.m.

5 **Planning and Zoning Commission Present:** Warren Albertson-Chairman, Dina Sallak-Windes, and Lane
6 Steel.

7 **Staff Present:**

8 Milton Ollerton – Planning and Zoning Administrator

9 McKinlay Quilici – Planner

10 Kristen Harper– Associate Planner

11 Carson Gorze – Administrative Assistant

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13 [6:09:14 PM](#) **Chairman Albertson** opened the meeting.

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15 **Public Hearing No.1 Workshop to Discuss Text Amendment to Chapter 112 / AM-23-01-03 Land Use**
16 **Table / To propose updates to the Land Use Table. The proposal will add new uses and change some**
17 **uses from Conditional to permitted or administrative.**

18 [6:10:58 PM](#) **Ollerton** discussed the different types of permits that will be in the land use table. **Steel**
19 inquired about home businesses, and how that would tie into a conditional use permit for a businesses
20 operated out of a home. **Ollerton** explained how this would work in the land use table. **Sallak-Windes**
21 asked about duplexes. Discussion was had back and forth on what a duplex is, and how that fits into the
22 ordinance.

23 [6:27:38 PM](#) **Sallak-Windes** asked about how manufactured homes were worded in the land use
24 table. **Albertson** talked about single wide trailers, and their place in the ordinance.

25 [6:40:55 PM](#) **Steel** talked about how multifamily dwellings, and how that would impact the area of
26 impact for the city.

27 [6:43:30 PM](#) **Ollerton** talked about recreational vehicles in the county, and how they are a solution
28 for people. Discussion was had back and forth on how recreational vehicles will deal with septic
29 scenarios.

30 [7:00:27 PM](#) **Steel** talked about the need for the county to be aware of what is going on in regards to
31 short term rentals. Discussion was had back and forth on what is in the state statute. **Steel** talked about

1 how septic and parking works with short term rentals and how they may affect surrounding property
2 owners. Discussion was had regarding the need for regulation on short term rentals.

3 [7:16:05 PM](#) **Sallak-Windes** asked about the definition of a tiny home. **Ollerton** clarified how it is
4 written in the code.

5 [7:31:19 PM](#) Discussion was had back and forth on public offices in the residential zones.

6 [7:37:59 PM](#) **Ollerton** discussed contractor yards in the county, and how they function.

7 [7:42:28 PM](#) **Sallak-Windes** asked about the difference between a commercial greenhouse and a
8 plant nursery.

9 [7:48:48 PM](#) **Steel** stated that if motels and hotels are permitted in the county, bed and breakfast
10 businesses should be permitted as well. **Sallak-Windes** talked about the need to check out what the
11 state statutes say about bed and breakfast businesses.

12 [7:56:56 PM](#) Discussion was had back and forth on meat processing plants in the industrial zones, as
13 well as the possibility of it being in other zones. Discussion was also had about heavy industrial zones,
14 and where they are in the county.

15 [8:10:20 PM](#) Discussion was had on recreational buildings, as well as seasonal buildings/activities.
16 **Ollerton** clarified how this would encapsulate previous definitions in the land use table.

17 [8:23:40 PM](#) Discussion was had on the definition of lodging, and what that would constitute. Sallak-
18 Windes asked if there were better definitions that could be used. Ollerton clarified how some of those
19 definitions would work.

20 [8:26:58 PM](#) Albertson closed the meeting.

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23 Milton Ollerton

Dina Sallak-Windes

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25 Jefferson County

Jefferson County

26 Planning and Zoning

Planning and Zoning

27 Administrator

Vice Chairman of the Board