

Oneida County Planning

January 8, 2020

The meeting was called to order by Russ Boyer. Commission members attending were: Vickie Ingram (new member), Aysha Maddox, Eric Crowther, Gene Bingham, and Josh Paskett. Others in attendance were: Robert Phillips (building inspector).

1. Eric moved to accept the minutes as written. Aysha seconded the motion and the motion carried.
2. Permits were approved with one change. Neal Schoenenberger had only one ag building.
3. The Board of County Commissioners have appointed Vicki Ingram as a new member of the commission.
4. Gene Bingham was contacted by phone and a discussion was held on a new chairman. Aysha nominated Russ Boyer for chairman and Eric Crowther for vice-chairman. Joshua seconded the motion and the motion carried.
5. Brett Boyce sent an email requesting an approval for an extension of his building permit. He is not living in the building and does not live in Oneida County. He is working on the building when he has a chance to come to the valley and would like additional time to finish it. Russ moved to approve the extension and Josh seconded the motion. The motion carried
6. There was a discussion on the definition of "Start of Construction" in the Development Code. It was determined that the last sentence should read "Permanent construction does not include land preparation, such as clearing, grading and filling." Aysha moved to make this change and Eric seconded the motion. The motion carried.
7. Josh moved to adjourn the meeting and Russ seconded the motion. The motion carried. Meeting was adjourned.

Oneida County Planning

February 5, 2020

The meeting was called to order by Eric Crowther. Commission members attending were: Vickie Ingram, Narrvel Hall, Russ Boyer, and Gene Bingham. Others in attendance were: Robert Phillips (building inspector), Tim and Celia Driskell, Jordan and Kathy Loveland.

1. Vickie moved to accept the minutes as written. Narrvel seconded the motion and the motion carried.
2. Permits were approved.
3. Robert updated the commission about some proposed legislation that could- change the International Building Code that the county is using at this time.
4. Jordan and Kathy Loveland, from Direct Sales LLC, would like to start a car sales lot on their property. Direct Propane is located at this address as well. They need a signature from Planning and Zoning to comply with state regulations. There was a change of use permit issued that changed the use from a car sales lot to a propane business a few months ago. A discussion was held and the commission felt that they should get county attorney Cody Brower's input on whether this can be approved without further permitting. Narrvel moved to approve the permit if Cody feels it is in accordance with county ordinance. Russ seconded the motion and the motion carried. Lola will contact Cody and discuss this issue with him. Russ moved to give Lola authority to sign the paperwork if Cody feels it does comply. Narrvel seconded the motion and the motion carried.
5. Tim Driskell would like to put two carports on his property. He would like to get a variance for both carports to place them closer to the road than setbacks allow. There was a discussion held. Russ moved to table the decision until he, Eric, and Vickie can go out and look at the property and the road. Vickie second the motion and the motion carried. They will go out on Monday and look at it. If they feel that a variance is needed, they will let Lola know that it is approved.
6. Scott Fuhrman requested an approval for an extension of his building permit. He is not living in the home and is in compliance with county ordinance at this time. He works on the home when he has a chance but the home is in Pocatello Valley and there is no winter maintenance for the roads. He is a dry farmer so his summer is busy and this doesn't leave much time for him to work on the home. Russ moved to approve the extension and Vickie seconded the motion. The motion carried.
7. There was a discussion on signage for CJ Convenience store. It was decided that they will need to submit plans for the signage they will be installing. They will need to permit for it and most likely will need variances for some, if not all signs. Gene would also like to have them turn in plans for the lighting of the business. Lola will contact them and let them know this information. She will email a copy of the development code to them.
8. Narrvel moved to adjourn the meeting and Russ seconded the motion. The motion carried. Meeting was adjourned.

Oneida County Planning

March 4, 2020

The meeting was called to order by Chairman Russ Boyer. Commission members attending were Vickie Ingram, Narrvel Hall, Aysha Maddox, and Gene Bingham. Others in attendance were Daren Allred, Ceptember Smith, Corby Earl, Dixon Beckstead, and Commission Bill Lewis

1. Daren Allred requested an approval for an extension of his building permit. He is not living in the structure and is in compliance with county ordinances at this time. He is doing the work on the structure on his own and works on it when he has a chance. He does not live in Oneida County. Vickie moved to approve the extension and Narrvel seconded the motion. The motion carried.
2. Ceptember Smith requested an approval for an extension of his building permit. They are not living in the home and they are compliance with county ordinances at this time. They had some issues with the building and had to put it on hold for a short time. They are now working on it again. Narrvel moved to approve the extension and Russ seconded the motion. The motion carried.
3. Corby Earl requested a variance for a pole sign for CJ Travel Stop. There was a discussion and it was determined that they would need a bigger sign and it would need to be taller than the Development Code allows. They would need it to be 35' in height and 7 1/2X20 inches in size. Narrvel moved to approve the variance and Vickie seconded the motion. The motion carried. Lola will email Corby a confirmation letter for the approval.
4. Dixon Beckstead from A. A. Hudson and Associates was present to represent Thomas Williams. He requested an approval to move forward with plans for aa subdivision. Lola will email Gene a copy of the plans for this subdivision. Lola will email the performance standards to Angie at A. A. Hudson's. They will need to submit verification of availability for electricity, potable water, septic systems, and approval from the Oneida County Road Department. They will need to contact Lola to get on the agenda when they are ready to submit this information.
5. Aysha moved to accept the minutes with one correction. Number six needs a period on the last sentence. Vickie seconded the motion and the motion carried.
6. Permits were approved.
7. Narrvel moved to adjourn the meeting and Vickie seconded the motion. The motion carried. Meeting was adjourned.

Minutes April 19th PZ Work Meeting

7:00 PM Oneida County Event Center

Attending: Josh Paskett chairman, Aysha Maddox, Vickie Ingram, RonDell Skidmore, Rhonda Neal

Attending via Zoom: Mick Udy, Gene Bingham

Meeting Agenda Amended to add Gamble Property Motion by Rondell, Second by Josh

Meeting Called to Order 7:10 By Chairman Josh Paskett

Minutes read-Aysha Motion to Approve, Josh 2nd, Motion Carried

Josh clarified the Impact Zone, the Tod Daniels 196 acres is not in the Impact Zone

Vickie managed the color coding of the County Maps

Mick gave information regarding the Gamble Property. Gambles say it is not a Subdivision. Mick and Cody reviewed the information on file and feel that it is. Mr. Gamble was welcomed to come to the office and file, a Subdivision Application. Rhonda will reach out to Mike Williams, and will report back with his findings.

Motion to Adjourn by RonDell, 2nd by Josh

Meeting adjourned 9:42 pm

Oneida County Planning

May 3, 2020

The meeting was called to order by Chairman Russ Boyer. Commission members attending were Vickie Ingram, Narrvel Hall, Eric Crowther, and Gene Bingham. Others in attendance were Robert Phillips (building inspector), Ruben Gonzales, and Tim Christensen.

1. The minutes were approved with one correction. There was a double a in item number four. Vickie moved to approve this this change and Narrvel seconded the motion carried.
2. Permits were approved.
3. James Graham would like to know what he needs to do to start the process for a subdivision on Highway 36. The commission instructed him to talk with the assessor's office and verify what splits have been done on his property first so that an understanding of what needs to be done can be had by all. He will need to plat out the subdivision and present his plans to the commission.
4. Ruben Gonzales requested a variance for a lean to he would like to put on a storage bin he has on his property. Due to his property being on a hill on two sides he feels he would need to put this lean to right on the property line. It was determined that some of the commission members would make a trip to the site and check out the property to verify if there would be any other possibilities for placement of this lean to. This will be placed on the agenda for June and a decision made at that time.
5. John Kjelgaard requested an approval for an extension of his building permit. The county has been working with him to get his house finished because he is living in it and in non-compliance with county code due to the fact that he has moved in without a certificate of completion before doing so. The commission decided that they feel this should be the last time he is given an extension. They would like an official letter sent to him by Cody letting him know that he can purchase one final extension on his permit. After six months they will recommend to the board that Cody take action on this permit and not to not let another extension be purchased. Russ moved to approve this recommendation and Narrvel seconded it. The motion carried.
6. Tim Christensen from A. A. Hudson and Associates was present to represent Thomas Williams' subdivision. He presented some information for septic and water. Russ moved to place this item on the agenda for public hearing. Gene and Vickie seconded the motion and the motion carried. A public hearing will be held on June 3 at 6pm in the court room. Lola will place an advertisement in the newspaper and send out letters to all landowners within 1,000 feet of the proposed subdivision.
7. Narrvel moved to adjourn the meeting and Vickie seconded the motion. The motion carried. Meeting was adjourned.

Oneida County Planning

June 3, 2020

The meeting was called to order by Vice-Chairman Eric Crowther. Commission members attending were Vickie Ingram, Aysha Maddox, Gene Bingham, Josh Pasket, and Narrvel Hall. Others in attendance were Robert Phillips (building inspector), Thomas Maddox, Jared Simpson, Shawnee Simpson, Jaime Olson, Brad Hess, Wendy Hess, Nicole and Kyle Daniels.

1. The minutes were approved as written.
2. Permits were approved.
3. Thomas Maddox and Jared Simpson requested a permit for a Meat packing plant to be located at 2920 N. 100 W. The building will be approximately 70X100 square feet or bigger. They have contacted the Department of Environmental Quality (DEQ), Southeastern Public Health Department, and US Department of Agriculture. Vickie moved to hold a Public Hearing on July 1 at 6pm in the Court room of the county courthouse. Josh seconded the motion and the motion carried. Lola will get a Notice of Hearing in the newspaper and send out letters to all those within 1,000 feet of the property.
4. Rich Moore requested a plat amendment on a lot in the Elk Horn Ridge Estates. They have formed a homeowners association and would like to split a larger lot and sale of one split to have money to do more improvements. They will need to check on the availability of putting a septic system on the property that they would like to sale. They will need a new survey showing the legal description for both splits. Lola will check on whether this will need to go to public hearing or if a letter from the home owners association will be enough to cover this if approved.
5. Nicole and Kyle Daniels would like to split their property one time. The property they bought was included in a four-way split already so it will need to be done as a subdivision. There was a discussion held on what this would include. Lola will get Nicole a copy of Chapter 8 of the Development Code on subdivision rules. They will contact Lola to get back on the agenda when they are ready to move forward.
6. Josh moved to extend Chet Keetch's building permit. Gene seconded the motion and the motion carried.
7. Vickie moved to extend Wallace Cooper's building permit. Gene seconded the motion and the motion carried.
8. A discussion was held on a permit for Marshal Martensen. He contacted Robert and told him that he has the state inspector coming on Monday and he would like to get a temporary certificate of occupancy at that time. Vickie moved to table a decision on this permit until Monday. Gene seconded the motion and the motion carried.
9. A discussion was held on an RV Ordinance. There is a need to get something in place for this in the county. Lola will email a copy of an ordinance on file to all commission members. They will go over it and come up with suggestions that will fit our county.
10. A work meeting will be held on Wednesday, June 17 at 7pm in the court room to work on the zoning maps. Lola will bring the big maps to work on.
11. Gene moved to adjourn the meeting and Narrvel seconded the motion. The motion carried. Meeting was adjourned.

Oneida County Planning and Zoning

July 1, 2020

The meeting was called to order by Chairman Russ Boyer. Commission members attending were Vickie Ingram, Aysha Maddox, Gene Bingham, Josh Pasket, Eric Crowther, and Narrvel Hall. Others in attendance were Robert Phillips (building inspector), Bill Lewis (commissioner).

1. Josh moved to hold a meeting on July 16, at 7pm to go over the performance standards and make a decision on the processing plant. Vickie seconded the motion and the motion carried.
2. Eric moved to approve the minutes as written. Minutes were for the Thomas Williams Subdivision Public Hearing held on June 3, the regular Planning and Zoning meeting held on June 3, and the work meeting on June 17. Aysha seconded the motion. The minutes were approved as written.
3. Permits were approved.
4. Brett Boyce requested an extension on his building permit. He feels it will take him an addition one year and a half to finish his construction. Josh moved to approve the permit for an additional six months at which time he will need to be finished with construction. Narrvel seconded the motion and the motion carried.
5. A discussion was held on the Williams Subdivision. Vickie moved to table the performance standards until clarification on the cul-d-sac was addressed. The road is longer than the Development Code allows. Josh seconded the motion and the motion carried. Lola will contact them about getting us the clarification that is needed. If the information is received in time, the commission will go over the performance standards for this on July 16 and make a decision.
6. A discussion was held on the need for an RV Ordinance. This discussion was tabled for further discussion.

Josh moved to adjourn the meeting and Narrvel seconded the motion. The motion carried. Meeting was adjourned.

Oneida County Planning and Zoning

August 5, 2020

The meeting was called to order by Chairman Russ Boyer. Commission members attending were: Vickie Ingram, Gene Bingham, Eric Crowther, Aysha Maddox, and Narrvel Hall. Others in attendance were Scott and Kim Jeppson.

1. Narrvel moved to approve the minutes with four changes. July 1 meeting minutes: number 4 needs to be changed to "He feels it will take him an additional one year and a half to finish his construction", and number 5 needs to be changed to "addressed" instead of "address". July 16 meeting minutes: number one has an additional "was held" in the first sentence. Number 6 needs to be "tabled" instead of "table". Aysha seconded the motion to approve with changes. The motion carried.
2. Permits were approved as written.
3. The Board approved the meat processing plant. They will be moving forward with the building permit.
4. Oneida County is now working with the director of Southeastern Health Department, as a health inspector, until they can replace Jared Eggleston.
5. Casey Hill dropped his request to put a recreational vehicle on a piece of farm ground while farming.
6. Scott Jeppson requested a variance for a setback for an agricultural building that he is constructing. He has a tack shed on one side of the area he would like to put it and a geo thermo loop on the other. His property has a slope to it, which makes it hard to move to a different area. Gene and Aysha will do an inspection on this property to report back. Russ moved to approve the setback variance contingent on a letter of approval from the neighbor and the commission members review of the property. No second was done.

A discussion was held on the performance standards on the Thomas Williams subdivision. The total overall score was +28. A discussion was held on this subdivision. The commission decided to put stipulations on the recommendation of approval. They want easements/encumbrances, pipelines, and all possible wetlands added to the plat map. They would like to know if they need to require the developer to supply septic and wells on all lots. Also, if signage should be required by the developer. They feel that access to lot 11 should also be included on the plat map and signed off by the county road supervisor. Russ moved to recommend an approval with these stipulations. Vickie seconded the motion and the motion carried. Lola will contact Cody about septic, well, and signage questions. She will get this on the next commissioner's agenda. She will let Thomas know what time the meeting will be held.

8. A discussion was held on the need for an RV ordinance. This was tabled for future discussion.
9. A discussion on cemetery zoning was held. Vickie had handouts from her visits to the cemetery. This was tabled for future discussion.
10. Aysha moved to adjourn the meeting and Eric seconded the motion. The motion carried. Meeting was adjourned.

Oneida County Planning and Zoning

September 2, 2020

The meeting was called to order by Chairman Russ Boyer. Commission members attending were: Vickie Ingram, Gene Bingham, Eric Crowther, Aysha Maddox, Josh Paskett, and Narrvel Hall. Others in attendance were Robert Phillips (building inspector), Cody Brower (county attorney), Bob Stokes (commissioner) and Steven Atkinson.

1. Eric moved to approve the minutes as written. Aysha seconded the motion. The motion carried.
2. Scott Jeppson will not need a variance because he will be moving his building so that it is within the setbacks of the county.
3. The commissioners approved the Thomas subdivision. They are now approved to move forward with it. They will need to finish the fencing, roads, escrow, subdivision agreement, Covenants and Restrictions, and the Final plat map before it becomes an official subdivision.
4. Permits were approved as written.
5. Rachel Hawkes call and cancelled meeting with the commission.
6. Jim Moss did not attend.
7. Steven Atkinson requested a subdivision located on Hwy 38 and 5400 West. There will be ten lots. A discussion was held on it. Russ moved to hold a public hearing on this subdivision. Vickie seconded the motion. The motion carried. Lola will get it put in the newspaper and send out letters.
8. Russ moved to approve an extension on September Smith's building permit. Vickie seconded the motion. The motion carried.
9. Josh moved to approve an extension on Kade Martin's building permit. Narrvel seconded the motion. The motion carried.
10. Josh moved to approve an extension on Darren Allred's building permit. Narrvel seconded the motion. The motion carried.
11. Cody held a discussion on the Development Code. We need to get a new Code in place as quickly as possible. The commissioners have set aside money to hire someone to help with the rewriting of the Development Code.
12. A discussion on cemetery zoning was held. Vickie had handouts from her visits to the cemetery. This was tabled for future discussion.
13. A discussion was held on an RV Ordinance.
14. Russ moved to adjourn the meeting and Gene seconded the motion. The motion carried. Meeting was adjourned.

Planning & Zoning Agenda
Oct. 7th 2020
Oneida County Courtroom
7:00 p.m.

Business:

1. Minutes – Action item
2. Update Permits Approved
3. Update on P&Z Issues Taken to Commissioners
4. Update on Building Inspector
5. Tom Williams Subdivision fence- Action Item
6. Rayanna Smith development Code, land usage– Action Item
7. John Kjelgaard building permit extension has expired – Action Item
8. County zoning – Action item
9. New/Old Business

Due to the COVID-19 we ask that you social distance

Oneida County Planning and Zoning

October 7, 2020

The meeting called to order by Chairman Russ Boyer. Commission members attending were: Vickie Ingram, Gene Bingham, Eric Crowther, Aysha Maddox, Josh Paskett Others in attendance were Cody Brower (County Attorney), Rhonda Neal (P/Z Admin), Brad Hess, Cody Hess, Rayanna Smith, Ebony Brangal.

Excused: Narvell Hall

1. Aysha moved to approve the minutes as written. Eric seconded the motion. The motion carried.
2. Permits were approved as written.
3. Tom Williams Subdivision-Fence is required around entire property.
4. Rayanna Smith introduced herself, shared her concerns about Development Code/land usage-it was suggested that she refer to the CCR of the Subdivision her home is located in.
5. \$10,000 has been earmarked for help with the Development Code, Cody will be doing research to help find the right Firm.
6. Discussion on Moratoriums on Subdivision-Cody explained how the law reads.
7. Comments from Brad Hess how Subdivision should be developed.
8. Discussion on how the Scoring/Rating System works for Subdivisions.
9. Asha motioned to adjourn meeting Gene second.

Planning and Zoning Agenda

Nov. 4th 2020

7:00 pm

Oneida County Event Center

1. Minutes-Action Item
2. Update Approved Permits
3. Update on P/Z Issues Taken to Administrator: Brent Boyce extension-Action Item
4. Update on Development Code actions taken-Action Item
5. Update on Building Inspector-Action Item
6. New/Old Business

Approved Permits-Nov. 2020

New/Stick Built

Paul Giles

Stephen Knight

Ag Buildings

Joe Daniels

Mel Bingham

Planning and Zoning Agenda

December 2nd 2020

7:00 pm

1. Minutes from Nov. 4th 2020- Action
2. Update on Approved Permits
3. Travis Howard-ask if he could sell a portion of his lot within a Subdivision-Action
4. Judd Daniels would like to sell a portion of property, an application has been received-Action
5. What are the Codes to RV Living in Oneida County, and who enforces these Codes
6. Any communication with Stephanie Bonnie-is there anything the Commission needs to be doing to assist her?
7. Presentation by Gene Bingham, How Subdivisions are developed in other Counties.
8. Old/New Business

ONEIDA COUNTY P/Z
MINUTES DECEMBER 2ND 2020

ZOOM MEETING

Meeting called to order by Ashya Maddox, at 7:08. Attending, Vickie Ingram, Gene Bingham, Eric Crowther, Josh Paskett, Mick Udy, Commissioner Chairman Bill Lewis, Rhonda Neal.

Absent, Russell Boyer

Josh made motion to amend meeting by adding Pleastview Storage Units, Eric 2nd, motion carried.

Minutes from November 4th 2020 were read, motion to approve made by Gene Bingham, Vickie Ingram 2nd, motion carried.

1. Discussion on RV living, what are the Codes, and who enforces them, does an Amendment need to be made. Vickie will send P/Z members the information she has on RV Parks. Action item for January meeting.
2. Lot splits were discussed. Need clarification on how they work. Rhonda will send Bear Lake County, and Franklin County Codes to P/Z members. Does an Amendment need to be made to the Oneida Development Code. Action Item for January meeting.
3. Tory Richardson has plans to build storage units near 1080 South 1600 West just off Highway 38. Oneida County is Zoned as Multi Use. Re-Zoning as Acton Item for January meeting.
4. Mick Udy explained the Iworq website and will take time in the next meeting to explain further.
5. A work meeting will be set up for January.
6. Gene Bingham motion to adjourn Vickie Ingram 2nd, motion carried at 9:07