

ONEIDA COUNTY PLANNING AND ZONING

AGENDA

October 5th 2022

Welcome-Josh Paskett

Minutes from the September 7 th 2022 meeting	Action
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Building Permits for September 2022	Action
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Public Hearing request form Ben Naylor Zone Amendment	Action
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Review of Proposed City Impact Zone Jamie Olsen	Action
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(Needs to be reviewed by Engineer, Road and Bridge)

Rhonda Neal the need for Public Workshop	Action
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2022-08-01 D-Code Items to be reviewed for amendments	Discussion
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- Consideration of Rezoning areas
- Consideration adding Conditional Use in Ag Zone
- Other Items to be considered for amending

Comprehensive Plan Yearly Review	Action
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MINUTES FROM OCTOBER 5, 2022 PUBLIC HEARING, TORY RICHARDSON PROPOSED STORAGE UNITS

Meeting called to order at 6:05 pm by Josh Paskett

Roll Call: Josh Paskett, Steve Daniels, Vickie Ingram, Rondell Skidmore, Rhonda Neal

Excused: Parker Venable, Aysha Maddox, Bucky Reeder

Public in attendance: Bonnie Howard, Cindy Howard, Elizabeth Mattson, Tory Richardson

Josh gave brief overview of the proposed project. Tory Richardson is proposing 8 Storage Units on 1600 West. The Property is not farmable. Site is in an Ag zone, and permit was received under Old Code. (pre-2022-08-01 Code)

Josh turned time over to Tory. Tory presented a vicinity map off his proposed storage units. Tory indicated that he would be building one unit, when it was 80% filled, he would proceed with he next one. Tory showed on the map where the MVI ditch is located on the property, making the commission aware that he would be 150 feet away from the ditch. He has contacted contractors to excavate the property and will have a contractor erect the units.

Public comments/questions:

Lighting, Tory indicated that the Units will be open and closed daily with set hours, no motion lighting will be installed.

Hours of operation, Tory addressed that he would be unlocking and locking gate at specific times daily, he doesn't want renters visiting in the middle of the night.

Business using units as a business front, no business will allowed to operate out of the units

Tory addressed the possibility of people living in the units, this will not be allowed no electrical service will be provided to the units.

The public's comments were taken, Josh ask Commission if they had any more questions for Tory. Commission felt that it would be well for Tory to get a letter from MVI, that they were aware of the project, and that a Brum would be built up along the ditch so that the runoff would not pollute the water downstream.

Motion to approve Tory Richardson's Class 2 permit with the condition of the Brum being built and the Letter from MVI water District by Josh, 2nd by RonDell, motion carried.

Tory will need to present the Letter and the Berm design to PZ Administrator to receive his go ahead.

Josh motion to adjourn the Public Hearing 2nd by Vickie, motion carried

MINUTES FROM OCTOBER 5TH 2022 PLANNING AND ZONING MEETING:

Attending: Josh Paskett, Steve Daniels, Vickie Ingram, RonDell Skidmore, Rhonda Neal, Tory Richardson

Excused: Parker Venable, Bucky Reeder, Aysha Maddox

Josh welcomed everyone and called the meeting to order.

Minutes from September 2022 meeting were reviewed, again spelling correction were needed, motion to approve with corrected grammar/spelling by Steve, 2nd by RonDell Motion carried.

Building Permits for September 2022 were presented by Tory Richardson, Building Inspector. They were reviewed by commission, Tory indicated he had no concerns. Motion to approve by Josh, 2nd by Steve, motion carried.

Review of proposed City Impact Zone was not available Item tabled

Suggestion from Rhonda Neal to have public workshops to educate the public on New Development Code, after discussion, it was recommended to discuss further in November meeting.

2022-08-01 Development Code Amendments were discussed, with public input.

Re-zoning or amending the Land Use Schedule was discussed. Examples from the public included, Commercial re-zoning off Exit 17, Loren Ward spoke of his storage units, and the possibility of an RV Park, the area would need to be re-zoned, from Ag. to Commercial, PZ Commission felt Mr. Ward should request the re-zone.

Shawn Hamilton gave example of his Salvage/repair shop. He would like to expand but under new code he is not allowed to. Because Shawn's business would fit in with Ag land use, PZ Commission would propose that a C "Conditional Use" be added to the Land Use schedule for this type of business within Ag Zone.

Stacy Burton approached the Commission with the Item Home Based Business; New Code does not allow Home based business within Ag Zone. Planning and

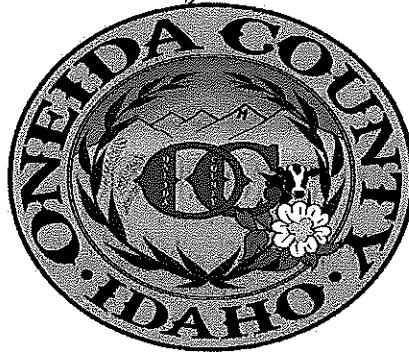
Zoning Commission agree to propose adding C "Conditional Use" for home-based business in Ag.

Other rezoning questions from staff were addressed. Russ Powell property in Stone, Randy Gamble property east of exit 17 and a large-scale development north of the Utah Idaho boarded in Woodruff, all would require a re-zone process.

Comprehensive Plan was not addressed, Commission would like to know their responsibility in updating and reviewing. Rhonda will ask Cody.

Motion to Adjourn by Josh, 2nd by Vickie Motion carried

Meeting adjourned at 8:52 pm



AGENDA

ONEIDA COUNTY PLANNING AND ZONING

WORK MEETING

OCTOBER 19TH 2022

7:00 PM

ONEIDA COUNTY EVENT CENTER CONFERENCE ROOM

No Public Comments Will Be Taken

Welcome-Josh

October 5th 2022 Minutes

Action Item

Amendments to 2022-08-01 Development Code

Action Item

need minutes from this meeting

MINUTES FROM OCTOBER 19TH PZ WORK MEETING

Attending: Josh Paskett, Buckey Reeder, Steve Daniels, Parker Venable, Vickie Ingram, RonDell Skidmore, Rhonda Neal, Stephen Frieburger

Excused Aysha Maddox

Meeting called to order by Josh, welcomed Stephen Frieburger on Zoom. Josh gave brief insight of what the county is facing with development, then turned time over to Stephen.

Stephen highlighted the issues that are popping up.

- Rezoning, people have lots to build on but the density in the quarter sections have already been met.

- suggested to decide where RR should be, with input from Schools and EMS, Road and Bridge, and other services, Idawy.

- with new code there are a lot of non-conforming lots.

Other areas discussed where, the need to amend Zoning Map, Conditional Use permitting, Look back period, and what changes the Commission would like to see sooner than later.

Josh thanked those who could attend the work meet,

Motion to Adjourn by Josh second by RonDell, motion carried



ONEIDA COUNTY PLANNING AND ZONING

AGENDA

November 2nd 2022

Oneida County Event Center

459 South Main Street Malad City, Idaho 83252

7:00 PM

Welcome- Josh Paskett

Minutes from October 5th Public Hearing

Action Item

Minutes from October 5th PZ Meeting

Action Item

Minutes from October 19th Work Meeting

Action Item

Building Permit for October 2022

Action Item

Commission work on Amendments to 2022-08-01

Commission work on Amendments to 2022-08-01 Zoning District Map

MINUTES:

Nov. 2th 2022 PZ Meeting

Attending: Aysha Maddox, Josh Paskett, Steve Daniels, Bucky Reeder, RonDell Skidmore, Parker Venable, Cody Brower, Rhonda Neal, Stephen Freiburger

Excused: Vickie Ingram

Meeting call to order at 7:06 pm, Josh welcomed everyone.

Minutes for October 5th 2022 Public Hearing read, motion to approve with spelling corrections by Steve, 2nd by RonDell Motion carried.

Minutes for October 5th 2022, PZ meeting read, motion to approve with spelling corrections by Josh, 2nd by Steve, motion carried.

Minutes for October 19th PZ work meeting read, motion to approve with spelling corrections by Steve, 2nd by RonDell, motion carried.

October 2022 Building Permits were reviewed, no comments, motion to approve by Josh, 2nd by Parker, motion carried.

Josh gave brief insight to a situation the 2022.08.01 Code has made. Lots that have been split pre the New Code, are now non-conforming. Josh then gave Cody the floor.

Cody gave different examples of how the New Code has affected what was conforming and now is non-conforming. Lot splits made prior to July 2022 may be located where the density has been met (4 Homes per quarter section) and now cannot be built on. Ideas on how to help the County residents/property owners build on those existing lots were discussed. Some of those ideas including, grace period for 18 months, if lot was created prior to 2022.8.01, 12 months, 18 months to develop the property or proceed with the Conditional Use process. Stephen asked about the need for a ground water study, he thought there should be grant money available. Stephen also gave examples of how other countries let property owners transfer their building density to other parcels so that Prime Ag Land is preserved. The comment was made, this is a brand-new code, let's not jump in and change it, lets, let it sit as is for 2 years, then assess it.

A time frame was set to present the proposed amendments, as follows-

Planning and Zoning Commission will forward to PZ Admin. Any items they feel need to be reviewed, from the 2022.08.01 Code. Chapter 1, 2, 3 have already been gone through and those amendments have been noted. The Commission will need to review chapter 4,5,6,7, and submit those comments by November 23, 2022, compiled and in the Staff Report to be emailed to PZ Commission on November 28th 2022. Those Items will be discussed as Action Items for the PZ meeting on December 7th, Public Hearing will be set for January 4th 2023.

Motion to adjourn by RonDell, 2nd by Aysha, motion carried, meeting adjourned.



ONEIDA COUNTY PLANNING AND ZONING

AGENDA

December 7th 2022

Oneida County Event Center

459 South Main

Malad City, Idaho 83252

7:00 pm

Conference Room

Welcome-Josh Paskett

ACTION ITEM

November 2022 PZ Minutes-Rhonda Neal

ACTION ITEM

November 2022 Building Permits-Tory Richardson

ACTION ITEM

Review of 2022-08-01 Development Code Amendments

ACTION ITEM



Minutes from December 2022 Planning and Zoning Meeting

Attending; Josh Paskett, Rondell Skidmore, Vickie Ingram, Steve Daniels, Aysha Maddox, Rhonda Neal,

Zoom Call-Stephen Freiburger

Excused, Bucky Reeder and Parker Venable

Josh welcomed everyone and called the December 2022 meeting to order.

Minutes from November 2022 were read motion to approve by Josh, Second by Steve, motion carried

Building Permits for November 2022 were reviewed

22108	11/30/2022	Residential	New Single Family Dwelling	Oneida County	Vickie Ingram		Patrick + Vickie	3327 N Deep Creek RD
22105	11/9/2022	Agricultural	Shed	Oneida County	Allen Nielson		Allen Nielson	PO box 755
22104	11/9/2022	Residential	New Single Family Dwelling	Oneida County	Ben Naylor		Ben Naylor	1850 N 5600 W
22103	11/8/2022	Residential	New Single Family Dwelling	Oneida County	Tyree Reeder	Jeanie Reeder	Tyree Reeder	10750 S. 25500 W.
22102	11/3/2022	Agricultural	Ag Exempt Building	Oneida County	Travis Hanks			

22101	11/3/2022	Residential	Garage	Oneida County	Garen Atkinson		Garen Atkinson	1820 N. 500 W.
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motion to approve by Steve, second by Vickie, motion Carried

Josh turned time over to Stephen for review and discussion of proposed Amendments to the 2022.08.01 Development Code. (See attached)

At length there was a discussion on each item highlight in attached document.

Motion to hold Public Hearing set for January 4th 6:00 pm Oneida County Event Center by Steve, second by Rondell, motion carried.

Stephen, Rhonda, and Mandi, will prepare the document for public hearing to be available on county website, public hearing notice will be sent to Enterprise and notices will be posted at Court House, Event Center and PZ Office.

Motion to adjourn by Rondell, second by Vickie, motion carried