

MINUTES JANUARY 4TH 2023 PUBLIC HEARING, PROPOSED AMENDMENTS TO THE 2022 DEVELOPMENT CODE

ATTENDING: Josh Paskett, Steve Daniels, Aysha Maddox, RonDell Skidmore, Bucky Reeder, Vickie Ingram Cody Brower, Stephen Freiburger, Rhonda Neal

Excused: Parker Venable

Josh called the Public Hearing to order at 6:02, and proceeded to roll call. Josh gave a brief overview of why the PZ Commission felt the need for the following Amendments to the 2022 Development Code. Josh indicated that the PZ Commission have been working under the code for 6 months and have found that there are items that are not in harmony with Oneida County and its citizens, and the proposed amendments would meet the Counties vision for future growth. Josh introduced Stephen Freiburger, Oneida County's Engineer. Stephen briefly identified each propose amendment and gave an explanation for each amendment. Spelling and grammar correction, Table of Contents to fit code, Definitions were added to. The Official Schedule of District Regulations had Permitting, and Conditional Use added or removed from Districts. Schedule of Building Heights and Lot Area Regulations had setbacks amended and added Item 6 and item 7 for classification. Building Code verbiage amended because of the State of Idaho Code has been amended. Preliminary Plat Review Procedure indicated what the ground water study requirements for a subdivision of 10 or more lots, but nothing stated on the process for 10 or less lots. Lookback Exception to Density Requirements of Section 6-5, it has been proposed that the Lookback period, any parcel of land recorded with the Assessor as of August 29, 2022 be granted an exemption through June 30, 2024.

Commission had no questions; Josh gave the floor to the Public, by calling on them as recorded on the sign in sheet.

Kirk Nielson questions on 1 house per 40 acres, he felt that the public had been mis lead.

Luke Waldron asked about building on a 1.5 acre lot in Samaria, and a 10 acre lot, what was the density of those areas.

Brad Coleman, when is the county going to identify RR Zone when will those changes happen, and explain an Accessory Dwelling Unit. Does it count as on of the homes in a quarter section.

Charles Nielson, would like to see more RR and R1 and R2 in the County Zoning District.

Andrew Petits, Jamie Olsen, Troy Mills and Sterling Smith No Comments.

Dave Nimer, asked about Density on quarter sections. Could he build a mother-in-law or tiny home?

PZ Commission had more question on the Lookback time after a lengthy discussion it was determined to set the date of June 30 2024, so that those existing lots before August 2022, and density has been met, would have adequate time to pull a building permit., or have an exception to 6-5. A motion to accept June 30, 2024 as the cutoff date to the exception, made by Steve, 2nd by RonDell, motion carried.

Josh made motion to approve the proposed amendments and present them to the Bord of County Commissioners, 2nd by Steve, motion carried. Josh motioned to close Public Hearing, Bucky 2nd, motion carried.