

MINUTES FROM MARCH 6, 2024, PZ REGULAR MEETING:

Attending: RonDell Skidmore, Josh Paskett, Vickie Ingram, Rich Moore, Bucky Reeder

Staff: Stephen Freiburger, Rhonda Neal

Excused: Steve Daniels, Parker Venable

The Meeting was called to order at 7:00 by chairman Paskett.

Minutes from January 3, 2024 were reviewed motion to approve by Vickie, second by RonDell, motion carried.

Minutes from Airport Overlay District Public Hearing were reviewed, motion to approve made by Vickie, second by Bucky, motion carried.

Minutes from Gamble Rezone Request Public Hearing were reviewed, motion to approve by RonDell, second by Vickie, motion carried.

Minutes from Feb 21, 2024 Special Meeting were reviewed, motion to approve by Josh, seconded by Vickie, motion carried.

Building Permits for January 2024 and February 2024 were presented by Tory Richardson, Tory indicated there were no issues with the permits issued, motion to approve by Josh, second by Vickie motion carried.

24007	2/28/2024	Residential	New Single-Family Dwelling	Oneida County	Brad Coleman	COLEMAN, BRAD & MELANIE H&W	319 W 300 N
24004	2/20/2024	Residential	Addition/Repair/Remodel	Oneida County	John Wall	John + Gail Wall	987 S 5400 W
24002	2/5/2024	Manufactured Homes		Oneida County	Daniel and Kelsi Wilcock	Kelsi Wilcock	11411 S. 23000 W.
24001	1/4/2024	Shed	Pole Building/ Barn	Oneida County	Mathew D. Colton	COLTON, MATTHEW	2150 W 1500

A discussion on the proposed Airport Overlay District File # 23-0030, was held. Stephen answered the Commission question, why does it look so big? The map shows the whole area, each layer is higher, so the real impact is at the ends of the runways. The Impact area must be monitored for safety issues; buildings are regulated within the area.

RonDell motion to approve, Vickie second, motion carried.

A discussion was held on the approval or denial of the Gamble Subdivision File # 23-0014.

Concern for the PZ Commission were that this would create spot zoning. A discussion was held on what effect spot zoning would have on the area, and Oneida County in general. The cost to the county by spot zoning in other counties has shown to be tremendous for taxpayers.

A study of the Development Code indicates that as for Mr. Gambles property he has enough acreage to add 3 homes, it's the density requirement that forces him to request a rezone. The PZ Commission made comments that proposed amendment to the development Code that is come before the Commission and the Board would allow Mr. Gamble to create a Minor Subdivision with three building lots and the fourth lot to be left in agriculture. Mr. Gamble indicated that it has always been his plan to sell lots. The land that the lots are being proposed is non farmable ground.

A water study was done by Full Circle Geoscience, a statement by the report: the company "believes" the local aquifers can provide enough water of quality and quantity. The language in the water study did not show enough evidence that water was available.

A discussion was held, Vickie motioned to deny the rezone request based on spot Zoning and Water concerns, Josh seconded, Rich abstained motion carried.

Jamie Olsen approached the commission with concerns from the Assessor's Office about addressing on the Malad Summit.

Motion by Josh to change Road names, private roads should have names, county roads should have numbering, RonDell seconded motion carried. Jamie will proceed with renaming and renumbering the roads and present it to the BOCC.

Motion to adjourn by RonDell, second by Bucky, motion carried.