

ONEIDA COUNTY PLANNING & ZONING COMMISSION

Regular Meeting – August 6, 2025

Minutes

1. Call to Order & Roll Call

The meeting was called to order by the Chair. An additional agenda item was added to discuss replacing existing commission members.

Present: Josh Paskett, Rich Moore, Alaina Schrenk, Tallen Boyer, Steve Daniels, Bucky Reeder

Absent: None noted.

2. Approval of Minutes

- July 2, 2025 Regular Meeting: Motion to approve by Steve Daniels and seconded by Tallen Boyer. Approved with correction to the spelling of “Alaina.”
- Public Hearing Minutes Motion to approve by Steve Daniels Seconded by Tallen Boyer. Approved –

3. Building Permits – July 25, 2025

Review of permits for Martins, Bingham, Borax, and Ken James.

Kim James Project:

- Non-compliance with setbacks and inspections; red-tag issued.
- Trusses reportedly compromised (photos from a neighbor).
- Use of trusses from a pole building; lack of sheeting on walls.
- Discussion on possible penalties for non-compliance; occupancy unlikely without inspections.

Expired Permits: Reviewed list including Zach Bueller, Stacy Burton, and Justin Hatch.

- Need for follow-up and closure; update to be provided at next meeting.

4. Water Study – Scope of Work

Project to focus on the Malad Valley with emphasis on water balance, development densities, and conceptual site model.

Correction to map: Change “Deep Creek Valley” to “Curlew Valley.”

Budget overrun noted at \$24,000; scope negotiation to continue with Michelle (meeting planned for early September).

5. Comprehensive Plan Update

Updates include population growth analysis (based on Logan, Utah trends), land use map revisions, and changes to school facilities and transportation sections.

Higher density development to be directed toward Malad, Samaria, Holbrook, and Summit areas, avoiding over-intensification in rural county areas.

Land use designations clarified for residential, commercial, and industrial zones.

Hearing for plan adoption targeted for September; finalization of map required.

6. Land Use & Zoning Discussion

Proposal to develop a zoning implementation matrix aligning zoning ordinance with future land use designations.

Separation of commercial and industrial uses near Industrial Park; flexibility for either use.

Integration of wetlands, sea breaks, and updated state water law language.

7. Water Rights & Development

Emphasis on retaining adequate water rights with development to ensure long-term sustainability.

Discussion on transfer challenges and developer responsibility for securing water rights.

Clarification that in Idaho, water rights generally transfer with the land.

8. Enforcement of Development Code

Proposal for consistent, escalating enforcement process with potential financial penalties.

Discussion on necessity for code amendments, enforce ability of fines/liens, and legal review.

9. Commission Membership

Discussion on potential replacements for Vicki.

Emphasis on geographic representation across the county in member selection.

10. Action Items

[] Coordinate with Michelle and Steven on water study project initiation (early September).

[] Correct map label from “Deep Creek Valley” to “Curlew Valley.”

[] Review and report on open/expired building permits at next meeting.

[] Finalize comprehensive plan map for September hearing.

Adjournment

Meeting adjourned at 10:30pm.