

**Planning and Zoning Commission
Regular Meeting Minutes
Oneida County, Idaho
February 4, 2026**

1. Call to Order

The regular meeting of the Planning and Zoning Commission was called to order on February 4, 2026.

2. Roll Call

Present:

- Steve Daniels
- Rich Moore
- Jennifer Brown
- Alaina Schrenk
- Tallen Boyer

Excused:

- Travis Hanks
- Bucky Reeder

A quorum was present.

3. Approval of Agenda

The Chair noted the following agenda items:

- Building permits
- Approval of January 7, 2026 minutes
- Water study report
- Amendment to land use chart (industrial zone)
- Planning and Zoning report

No additional items were added.

4. Action Items

A. Building Permits

Tory presented the building permits report, noting an agricultural building permit for Mike Williams.

Discussion:

- The Commission requested a report of expired building permits, specifically highlighting properties where individuals may be living on-site without active construction.
- Staff explained permit timelines and renewal practices, including the current renewal fee (recently increased from \$50 to \$100).
- The Commission discussed reviewing code language regarding the number of allowable renewals.

Motion: To approve the building permits.

Second: Received.

Vote: Motion carried unanimously.

B. Approval of January 7, 2026 Minutes

Commissioners reviewed the prior meeting minutes.

Amendment Noted:

- Correction to the paragraph regarding butcher shops and slaughterhouses.
- Revised language: slaughterhouses to remain conditional uses in agricultural areas and not permitted in industrial, commercial, or residential zones.

Motion: To approve the January 7, 2026 minutes as amended.

Second: Received.

Vote: Motion carried unanimously.

5. Discussion Items

A. Water Study Update

Rhonda provided an update in the absence of Stephen Freiburger.

Key Points:

- The State of Idaho requires updates to county comprehensive plans, including traffic and water studies.
- The county allocated **\$75,000** for the water study.
- Great West (Spokane) was selected to perform the study.
- Focus areas include Malad Valley and growth-pressure regions.
- The Brick Stone area is already designated as a critical water area.
- The study will evaluate water balance (inputs vs. usage) and help guide future land use decisions.
- Project timeline is approximately one month behind.
- A representative from Great West is expected to present an update at the March meeting.

Commission Goal:

Use the study to guide responsible growth, prioritize development near municipalities, and protect agricultural land.

B. Amendment to Land Use Chart (Industrial Zone)

Staff presented research comparing industrial zoning uses in surrounding counties.

Discussion Highlights:

- Whether additional uses should require Conditional Use Permits (CUPs) rather than development agreements.
- Importance of development agreements for bonding and infrastructure accountability.
- Consideration of allowing certain agricultural activities in industrial zones under CUP.
- Clarification of terminology between zoning districts and land use categories.
- Review of consistency among similar uses (e.g., fuel-related uses, recreation/entertainment).

No formal action was taken; discussion will continue.

6. Adjournment

With no further business, the meeting proceeded to the next agenda items and discussion.