

Oneida County Planning & Zoning Commission

Public Hearing Minutes – Zone Change

Date: August 6, 2025

Time: 6:00 pm

Location: Oneida County Event Center

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

Commissioners Absent: none

1. Call to Order & Roll Call

Chairperson called the meeting to order and conducted roll call. Six commissioners were present, one absent. The Chair noted the process for filling the vacant position.

2. Public Hearing – Zone Map Amendment & Zone Change

Applicant: David Lowe on behalf of Highland Harvest (14 acres) and Hess Pumice (37 acres).

Request: Rezone properties from Residential to Industrial to allow further industrial development.

Applicant Presentation

- David Lowe explained the intent to extend the industrial zone to attract new industry and support agricultural job growth.
- Parcels involved:
 - Highland Harvest – 14 acres
 - Hess Pumice – 37 acres

Staff Report

- Presented by Rhonda, Planning & Zoning staff.
- Included parcel location, maps, and proposed zoning changes.
- Outlined conformance with the Comprehensive Plan.
- Recommended conditions, including a **Development Agreement** for both parcels.

Public Comment

- **Kelly** and other residents expressed concerns about:

- Impact on adjacent residential areas.
- Fairness of rezoning process.
- Water availability and infrastructure adequacy.
- Applicant responded, emphasizing community benefits, job creation, and adherence to code.

Commission Deliberation & Action

- Commissioners agreed both parcels must enter into a Development Agreement prior to BOCC consideration.
- Discussion on retaining drains, fencing, drainage ponds, roadway approaches, and bonding for mitigation costs.
- **Motion:** Made by Rich Moore to Approve the zone change with 12 conditions changing the 12th condition to read that a Development Agreement be signed for each parcel.
- **Second:** Steve Daniels
- **Vote:** Unanimous approval.

Action Items

- Address agency comments from the hearing.
- Coordinate with County Engineer on access design and roadway requirements.
- Prepare Development Agreements for BOCC review.

Adjournment of Zone Change Public Hearing