

Oneida County Planning & Zoning Commission

Public Hearing – Comprehensive Plan Update

Date: September 3, 2025

Location: Oneida County Event Center, Malad City, Idaho

Commission Members Present: Josh Paskett (Chair), Rich Moore, Bucky Reeder, Steve Daniels

Absent/Excused: Alaina Shrenk, Tallen Boyer

1. Call to Order

Chair Josh Paskett opened the public hearing and conducted roll call.

2. Staff Report

Planning staff presented the proposed **2025 Comprehensive Plan and Future Land Use Map**, replacing the 2017 plan as required by Idaho Code §67-6501.

Key points:

- Population projected to grow from 4,520 (2020) to ~7,248 by 2050.
- Agriculture remains the primary industry.
- Plan discourages conversion of prime farmland and promotes growth clustered near Malad City.
- Limited county infrastructure: reliance on wells/septic, volunteer fire protection.
- Future Land Use Map identifies areas for rural residential, industrial/commercial, and public uses while emphasizing agricultural preservation.

3. Public Comment

- **Vicki Ingram** requested notification by mail for major plan changes and suggested the Summit area be considered for future recreational use.
- **Billy Porter** asked that his Cherry Creek property be designated rural residential consistent with earlier discussions and requested clarity on 40-acre density rights and grandfathering of existing businesses.
- **Chris Schultz** expressed concern about private land shown as “public” on the map and requested clearer definitions.

Staff clarified that the Comprehensive Plan and map guide future zoning but do **not** rezone property or affect current property rights. Existing uses are legally protected as nonconforming if zoning later changes.

4. Commission Deliberation

Commissioners emphasized the map’s role as a planning guide to focus growth near population centers and protect agricultural lands.

Agreed corrections:

- Rename map to **“Oneida County Future Land Use Map.”**
- Change “Deep Creek” label to **“Devil’s Creek”** in two locations.
- Confirm certain areas (near the rest area/Exit 3) are shown as agricultural.

5. Motion and Vote

Motion: Steve Daniels Recommend approval of the 2025 Comprehensive Plan and Future Land Use Map, including the corrections listed above.

Seconded by: Rich Moore

Vote: Motion passed unanimously.

Adjournment: Public hearing adjourned.