

Oneida County Planning & Zoning Commission

Public Hearing Minutes

Date: May 6, 2026

Time: 6:50 PM

Location: Oneida County Event Center, Malad City, Idaho

Call to Order

Chairman Steve Daniels called the public hearing to order at 6:50 PM regarding proposed development code amendments, planning and zoning fee schedule updates, and adoption of violation fee schedules.

Roll Call

Commission members present included:

- Steve Daniels, Chairman
- Rich Moore
- Travis Hanks
- Bucky Reeder
- Jennifer Brown
- Tallen Boyer
- Alaina Schrenk - excused

Public Hearing – Development Code Amendments

Staff Report

Planning and Zoning Administrator Darla Tombaugh presented the staff report regarding proposed amendments to the Oneida County Development Code.

Staff proposed amendments to:

1. Allow welding and fabrication shops as Conditional Use Permits (CUPs) within the Agricultural (A) Zoning District.
2. Allow enclosed and outdoor storage facilities as Conditional Use Permits within the Agricultural Zoning District.

Staff explained the current code does not clearly allow small-scale welding or fabrication shops within agricultural zones despite their compatibility with agricultural operations under appropriate conditions. Staff also noted storage facilities already exist in agricultural areas and the amendment would align the code with existing rural land use patterns while maintaining oversight through the CUP process.

The proposed amendments included operational standards addressing:

- Enclosed welding activities
- Setbacks and buffering
- Noise and nuisance mitigation
- Dust, smoke, and fume control
- Outdoor storage limitations
- Screening requirements
- Traffic access standards
- Hazardous material handling requirements

Staff stated the amendments had been publicly noticed in accordance with Idaho law and recommended approval.

Public Comment – Code Amendments

Kelly Anderson

Commented that agricultural producers currently perform welding activities incidental to farming and ranching operations. Expressed concern the amendment should not unintentionally restrict existing agricultural activities or require farmers and ranchers to obtain CUPs for ordinary welding associated with agricultural operations. Stated support for additional storage opportunities.

Mike Asay

Asked whether a Conditional Use Permit would require renewal. Clarification was provided that CUPs remain valid so long as the approved conditions and use do not substantially change.

Brian Lundahl

Spoke in support of the amendment and stated his son's proposed welding business would be an asset to the community and local economy.

Ceci Lundahl

Expressed support for allowing a welding shop in the agricultural zone.

Tyson Lundahl

Applicant supporting the amendment. Clarified the request was intended to allow commercial welding operations rather than private personal welding. Stated the business would provide services, jobs, and economic benefits to the community.

Rita Schonenberger

Spoke in support of the proposal and stated the welding business would benefit the community.

Bridget [last name unclear]

Expressed support for the proposal and stated the applicant performs quality work and would be an asset to the local area.

No additional public comments were received.

Public Comment Closed

Chairman Daniels closed the public comment portion of the hearing.

Commission Deliberation – Code Amendments

Commission discussion included:

- Recognition that the development code is a living document requiring periodic updates.
- The importance of allowing compatible rural economic uses while maintaining oversight.
- Support for utilizing the Conditional Use Permit process to evaluate uses on a case-by-case basis and mitigate impacts to neighboring properties.

Chairman Daniels clarified the Planning and Zoning Commission's role is advisory and recommendations are forwarded to the Board of County Commissioners, which holds authority to amend county code.

Motion – Code Amendments

A motion was made and seconded to recommend approval to the Board of County Commissioners for amendments to the Oneida County Development Code to:

- Allow commercial welding operations in Agricultural Zones through the Conditional Use Permit process; and
- Allow enclosed and outdoor storage facilities in Agricultural Zones through the Conditional Use Permit process.

Vote

Motion passed unanimously.

Public Hearing – Fee Schedule Update & Violation Fee Adoption

Introduction

Chairman Daniels opened the second portion of the hearing regarding:

- Updates to the Planning and Zoning fee schedule; and
- Adoption of development code violation fees.

It was noted that fee schedules are adopted by County Commissioner resolution rather than codified ordinance.

Public Comment – Fee Schedule & Violation Fees

Kelly Anderson

Expressed support for enforcement measures intended to address individuals intentionally violating county code. However, concerns were raised that violation fees could disproportionately impact lower-income residents struggling with housing affordability or existing financial hardship. Requested the County consider flexibility and compassion in enforcement situations involving hardship.

Jeff [last name unclear]

Asked for clarification regarding whether the previously discussed storage amendments included open and enclosed storage. Clarification was provided that both forms of storage were included.

Additional Public Comment

Additional comments were received expressing concern about:

- Potential hardship imposed on residents who may not have been aware of zoning changes;
 - Existing structures predating code updates;
 - The need for flexibility and reasonable timelines for compliance.
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Staff Explanation – Enforcement Process

Administrator Darla Tombaugh explained:

- Enforcement begins only after a complaint is received.
 - A courtesy notice is first issued to property owners.
 - Property owners are given opportunities to communicate and work cooperatively toward compliance.
 - Extensions and timelines may be considered based on circumstances and demonstrated progress.
 - Enforcement is intended primarily for individuals intentionally refusing compliance.
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Commission Deliberation – Fee Schedule & Violation Fees

Chairman Daniels explained:

- The proposed fee schedule was developed by comparing surrounding Idaho counties and Box Elder County, Utah.
- The intent is for the Planning and Zoning Department to remain self-funded through development-related fees rather than relying on general taxpayer funding.
- Ordinances adopted by the County are enforceable laws requiring compliance.
- Violation fees are intended as consequences for ongoing noncompliance after notice and opportunity to correct violations.

Commission discussion also addressed:

- Legal nonconforming uses;
- Distinction between uses lawful prior to code adoption versus unlawful uses;
- The need for fair and equitable enforcement;
- Importance of documented progress toward compliance;
- Consideration of weather, contractor delays, and hardship circumstances when determining compliance timelines.

Staff confirmed the current process includes:

- Initial notice;
 - Compliance timelines;
 - Progress reviews; and
 - Additional extensions where appropriate and justified.
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Motion – Fee Schedule & Violation Fee Adoption

A motion was made and seconded to recommend to the Board of County Commissioners:

- Amendment of the existing Planning and Zoning fee schedule resolution; and
- Adoption of a Planning and Zoning violation fee schedule.

Vote

Motion passed unanimously.

Adjournment

The public hearing concluded following approval of the motions.