

Oneida County Planning & Zoning Commission

Public Hearing Meeting Minutes

Conditional Use Permit – Accessory Dwelling Unit (ADU) Permit #260018

Date: May 6, 2026

Time: 6:00 PM

Location: Oneida County Event Center / Public Hearing Room

Call to Order

Chairman Steve Daniels called the public hearing to order at approximately 6:00 PM regarding a Conditional Use Permit (CUP) application for an Accessory Dwelling Unit (ADU).

Roll Call

Commission members present:

- Steve Daniels, Chairman
- Rich Moore
- Travis Hanks
- Bucky Reeder
- Talon Boyer (arrived after roll call)
- Jennifer Brown (arrived after roll call)
- Alaina Schrenk - excused

Chairman Daniels noted that additional board members were en route and could join during the hearing.

Applicant Presentation

Applicant Darren Allred, accompanied by his wife Maureen Allred, presented the request for a Conditional Use Permit for an Accessory Dwelling Unit located at approximately 448 Settlement Road.

Mr. Allred explained that the property is a summer home used primarily by family. He stated that the proposed project consists of a detached garage with additional living space above the garage to accommodate visiting family members. The upper-level space would consist of one large sleeping area and a bathroom.

Mr. Allred stated:

- The structure would not primarily be used as a rental unit.

- The property is occasionally rented through Airbnb/VRBO approximately six to eight times annually.
- The proposed garage would match the existing residence in roofline, siding, trim, and overall appearance.
- Existing sewer and utility connections had already been planned in the proposed area during prior landscaping improvements.
- The garage would be approximately 25 feet by 30 feet.
- The structure would remain detached from the primary residence and positioned approximately 15 feet from the existing home.

Commission members asked clarifying questions regarding:

- Septic system location and capacity
- Structure placement
- Garage dimensions
- Relationship to the existing residence

Mr. Allred confirmed the structure would not be located over the septic system and would connect into the existing approved septic infrastructure.

Staff Report

Planning and Zoning Administrator Darla Tombaugh presented the staff report.

Key points included:

- The applicants are Darren and Maureen Allred.
- The property is zoned Residential and consists of approximately five acres.
- The property already contains a legally established primary residence compliant with Oneida County regulations.
- The proposed ADU is subordinate to the primary dwelling and compatible with the residential zoning district.
- Existing infrastructure, utilities, and access are adequate to serve the proposed ADU.
- Surrounding properties are residential in nature.

Staff cited applicable provisions under Idaho Code 67-6512 and applicable sections of the Oneida County Land Use Ordinance governing Accessory Dwelling Units and Conditional Use Permits.

Agency Comments

Staff reported that comments were received from Road and Bridge stating:

- The existing access approach must be utilized.
- No additional approach would be permitted.
- Traffic impacts would be minimal.

No adverse comments were received from other reviewing agencies.

Staff Findings

Staff found that:

- The primary residence is compliant.
- The ADU is subordinate and appropriate for the parcel.
- Existing infrastructure is adequate.
- No land use conflicts or violations were identified.
- The request is compatible with the surrounding residential area.

Staff Recommendation

Staff recommended approval of the Conditional Use Permit with the following conditions:

1. The ADU shall remain subordinate to the primary dwelling.
 2. Both units shall utilize approved utilities.
 3. No additional dwellings shall be permitted without further approval.
 4. Any change of use shall require a new Conditional Use Permit.
 5. The property shall remain compliant with all applicable regulations.
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Commission Questions to Staff

Commission members discussed distinctions between temporary hardship dwellings previously considered by the Commission and permanent Accessory Dwelling Units.

Staff clarified:

- The proposed ADU is a permanent secondary dwelling.
- The unit cannot be sold separately from the primary residence.
- The prior hardship dwelling request discussed by the Commission involved a temporary RV arrangement and was substantially different in nature.

Questions were also asked regarding septic approval. Staff stated no objections or adverse comments had been received from the reviewing health agencies.

Public Comment

Chairman Daniels opened the hearing for public comment.

Kelly Anderson

Kelly Anderson, 4747 West Highway 38, provided public comment and asked questions regarding:

- Septic capacity for the proposed additional dwelling area
- ADU placement requirements
- Size limitations for accessory dwelling units
- Timing of the application process

Staff clarified that:

- ADUs must remain subordinate to the primary residence.
- The ADU cannot project prominently in front of the home.
- The habitable portion of the ADU must remain under applicable square footage limitations.
- Garage space is not counted toward ADU living-area limitations.

No additional public comments were offered.

Chairman Daniels closed the public comment portion of the hearing.

Applicant Rebuttal

Mr. Allred addressed a concern raised informally by neighboring property owner Craig Sorensen regarding partial obstruction of the canyon view.

Mr. Allred stated:

- He discussed the concern directly with Mr. Sorensen.
- Alternative placements were considered but limited by existing septic placement and infrastructure.
- Mr. Sorensen ultimately indicated support for the project despite the concern.

Staff confirmed no written opposition had been received from neighboring property owners.

Deliberation and Action

Chairman Daniels opened Commission deliberations.

Commission members indicated no additional information was needed prior to action.

A motion was made to approve the Conditional Use Permit for the Accessory Dwelling Unit for Darren and Maureen Allred at 448 Settlement Road in accordance with the staff report and recommended conditions.

The motion was seconded.

Vote

The motion passed unanimously by voice vote.

Decision

The Conditional Use Permit for the Accessory Dwelling Unit was approved.

Adjournment

The public hearing concluded following approval of the application.