



ONEIDA COUNTY PLANNING AND ZONING
30 NORTH 100 WEST
MALAD CITY, IDAHO 83252

July 2nd Regular meeting Planning and Zoning

Roll Call

Steve Daniels, Vicki Ingram, Alaina Schrenk, Tallen Boyer (via phone) in attendance

Excused Josh Paskett, Rich Moore, Bucky Reeder

Report

The meeting began with approval of previous minutes, with a motion made by Alaina Schrenk carried after a second by Vicki Ingram.

Building permits were discussed and a motion to approve was made by Vicki Ingram and Alaina Schrenk Seconded, motion passed.

The first discussion item addressed the definition of contiguous parcels in section 4A-8 of the code. Rhonda Neal explained that the current language was taken from Ada County and contained contradictions.

Preston Olsen noted that section 4A-8 directly conflicts with other parts of the code regarding contiguous parcels. The commission agreed that this section should be removed as it creates confusion by stating that parcels with separate deeds cannot be considered contiguous.

The commission discussed how contiguous parcels affect development rights, particularly when someone purchases adjacent properties at different times. They agreed that parcels under common ownership that touch each other should be treated as one parcel for development purposes.

The second discussion item concerned primary dwellings and Accessory Dwelling Units (ADUs). Rhonda Neal presented a letter addressing requests from residents who want to build "barn dominiums" to live in while constructing their primary homes.

The commission discussed potential code changes to allow residents to build smaller structures first with the intention of later building a primary residence. They considered requiring site plans showing future primary dwelling locations and whether timeline requirements should be imposed.

The commission agreed that any code changes should only apply to the original property owner and not transfer to new owners if the property is sold.

Rhonda Neal provided updates on ongoing projects including minor subdivisions, one-time splits, boundary line adjustments, and non-compliant properties. She mentioned that letters regarding non-compliance were being prepared with Preston's assistance.

Rhonda reported on two properties advertising campgrounds without proper permits, noting that they should go through the conditional use permit process. The commission agreed to start sending violation letters.

The commission briefly discussed the comprehensive plan update, noting that Jeff and Nicole would provide mock-up language and maps based on their feedback for review before the August meeting.

Discussion about making Planning and Zoning Administrator the signator on all Certificate of Occupancies as per Oneida County Code 4J-9, Preston Olsen to follow up with BOCC.

Adjournment

The meeting was adjourned before midnight as noted by Vicki Ingram who commented "Oh, look, we're before midnight. Wow!"