

Planning and Zoning Regular Meeting

DIETRICH, IDAHO

June 08, 2026

Regular meeting was called to order at 7:05 PM by Chairman, Cody Hollibaugh. Roll call; those answering present: Kat Hurdman, Brian Rosa, Steve Shaw, Cody Hollibaugh, Kyler Robertson.

The Pledge of Allegiance was led by Chairman Hollibaugh.

City Ordinance 150.04 was the discussion of the whole meeting. Below is the draft of the ordinance to reflect the new permitting process with both Class A, Building Permits, and Mobile home permits. This will be presented to the City Council for reading in the next meeting.

§ 150.04 BUILDING PERMITS AND FEES.

(A) The following evaluation data is adopted for fee computation; all other fees and computations are determined by the schedules and provisions of the 2018 Idaho Residential Code as adopted by the City Council and which are located at the City Hall.

(B) A building permit fee of ~~\$25~~ **\$100** will be charged **for any building permit**, in addition to ~~construction~~ valuation rates ~~except for manufactured homes, modular homes, and trailer homes~~. **State Permit fees are calculated separately and will be due based on valuation. Class A permit fee is \$150 in addition to any state fees to be paid by builder for electricity, plumbing, etc.**

(C) The administration fee for manufactured homes, modular homes, and trailer homes will be based on ~~\$.15~~ **\$.25** per square foot valuation ~~in addition to set up fees~~. The basis for square foot is to figure construction rate for determining fee (example: 24 x 60=1440 sq. ft. x \$42=60,480, the value of home which would result in a fee of \$643.50, plus \$25 permit fee for a total of \$668.50.).

(D) New Residential Construction or additions will be charged a fee based on a valuation per square foot rate listed in Table A Residential Fees.

Apartment houses	\$40/sq. ft (masonry —\$8 more)
Basements	\$21/sq. ft.
Canopies or cow shades	\$10/sq. ft.
Carports	\$10/sq. ft.
Churches	\$45/sq. ft. (masonry —\$8 more)
Commodity barns	\$10/sq. ft.
Dairy barns	\$30/sq. ft.
Decks (covered)	\$15/sq. ft.

Decks (non-covered)	\$10/sq. ft.
Freestall barns	\$12/sq. ft.
Garages—detached	\$16/sq. ft.
Garages—residential	\$16/sq. ft. (masonry—\$4 more)
Greenhouse	\$16/sq. ft.
Horse barn	\$16/sq. ft.
Hotel/motel	\$50/sq. ft.
Houses	\$42/sq. ft. (masonry—\$8 more) (basements—\$21 more)
—Additions to houses	\$42/sq. ft.
—Manufactured home, modular homes and double-wide trailers	\$100 set up fee
Industrial shops	\$25/sq. ft.
Laundromat	\$35/sq. ft.
Machine shop	\$16/sq. ft.
Offices	\$44/sq. ft. (masonry—\$8 more)
Offices	Medical—\$48/sq. ft. (masonry—\$8 more)
Potato cellars	\$19/sq. ft.
Public building	\$62/sq. ft.
Restaurants	\$52/sq. ft. (masonry—\$8 more)
Schools	\$46/sq. ft. (masonry—\$8 more)
Service stations	\$40/sq. ft. (canopies—\$15 more)
Single-wide trailers	\$50 set up fee
Stores of all types	\$39/sq. ft. (masonry—\$8 more)
Warehouses and storage building	\$22/sq. ft.

Table A Residential Fees

Type	Cost/Sq Ft	Square Feet	Valuation
Residential	\$125		
Commercial	\$150		
Attached Garage	\$30		
Manufactured Homes	\$0.25	1000 sq ft Minimum	
Class A Permit	\$150	400+ sq ft	\$150
New Build Decks/Patios	\$25		

(E) Calculate the valuation of building by adding up all appropriate sections. The valuation of new construction will be used to calculate permit fees based on the Dietrich Fees Calculation spreadsheet (using most recent revision). Example: Sum values from Residential + Attached Garage + New Build Decks/Patios for a new build home with a deck and attached garage.

(F) Class A Permits will be issued for structures that **WILL NOT** be a place for **HUMAN HABITATION**. Class A permit is available to all who wish to build any of the following structures:

- Storage shed/shops
- Playhouses over 400 sq ft
- Animal housing over 400 sq ft
- Carports/RV Storage/Detached Garages/Conversion of Storage Container (CONEX)
- Non-commercial greenhouses
- All buildings classified as Agricultural under the current IRC in effect

All other structures not listed must be approved by the Planning and Zoning Commission.

(~~Res. 2003-01~~ ~~Res. 2026-07~~, passed ~~4-7-2003~~)

Future discussion of annexing the city infrastructure (well, pumps, lift station, sewer lagoons). Further research is needed before discussion can happen. It would include citizens who are currently using the system and not currently paying property taxes to the City of Dietrich. Zoning would not currently change for any new annexation to mitigate tax changes. Further research is needed.

Meeting adjourned at 8:45 PM.

_____ Chairman _____ Clerk