

Planning and Zoning Regular Meeting

DIETRICH, IDAHO

May 11, 2026

Regular meeting was called to order at 7:00 PM by Chairman, Cody Hollibaugh. Roll call; those answering present: Kat Hurdman, Brian Rosa, Steve Shaw, Cody Hollibaugh.

The Pledge of Allegiance was led by Chairman Hollibaugh.

City of Dietrich once again has the authority to issue building permits. Class A Permit was created as the city has not had one in the past. The Class A Permit is not for buildings that will have any occupants. The Class A Permit is for anything over 200 sq ft. A checklist was created for items that the Class A Permit will cover. Class A Permit does not have to be sent to the state. The draft permit was read through and discussed by page. Builder is required to get all other permits required by inspections. First page of permit is sign off page that tells the owner/builder that the city is not responsible for liability for electricity, plumbing, or sewer permit or finished building issues in the future. Class A Permit cost is \$150.00, All inspections required by plumbing, electrical and Sewer is to be completed by the homeowner city will not provide any inspections for those. Owner becomes fully liable for any construction issues or connection issues. Owners will also need to contact the city if there are any connections required to city systems. It was decided that a permit will expire within 1 year of issuance. Solar is not included with Class A Permit. That will be separate and needs to be put on the building permit as it runs through the state. Class A Permit will be issued to capture current builds with the caveat that the ordinance will be fixed and ready for the next city council meeting so that all our changes in the permitting process will be reflected. Ordinances 150.04 and 150.05 must be updated and approved by city council before any other permits may be issued. New fees for violations were discussed. They will need to be written in the ordinance.

Permits for Mobile homes needs to be worked on and included in ordinance 150.05

Kennel Permits need to be created along with review of Kennel Regulations ordinance 90.04.

Fencing permit needs to be created along with review and update of ordinance 154.058.

Comprehensive Use Plan needs to be created, and maps need to be provided. Overlays and maps will be discussed and reviewed in future meetings. Need to pull in our infrastructure into city limits. Would like to leave anything already zoned agricultural in agricultural but still be able to pull them to city limits as they are within a future area of impact.

Committee agreed to hold permits until a water plan can be discussed with planning and zoning and city council. Growth is wanted but the need to grow in a responsible manner to address growing pains and water issues. City council needs to come up with a plan and present it to the planning and zoning committee. Chairman will bring that to council. Committee would like to include additional dwelling units within city limits and permit processes.

Meeting adjourned at 8:39 PM.

_____ Chairman _____ Clerk