

Planning and Zoning Regular Meeting DIETRICH, IDAHO

April 22, 2026

Regular meeting was called to order at 7:00 PM by Mayor, Aaron Nicholes. The roll was called; those answering present were Kat Hurdman, Brian Rosa, Kyler Robertson, Steve Shaw, Cody Hollibaugh.

The Pledge of Allegiance was led by Mayor Nicholes.

Mayor thanked new committee members for their service. Mayor stated that planning and zoning committee was a help to City Council so that the Council has a group of knowledge people to help them take on the zoning and building questions they get on a regular basis. It will help them to have everything done before it gets to them for a final decision on the issues/needs. That way they can spend 5 mins reviewing plans instead of an hour debating.

Members introduced themselves. Explanation of what the committee is and what duties are was given briefly. Organization of the committee. Nomination for chairman by Kat Hurdman for Cody Hollibaugh given. Second by Steve Shaw. All in favor unanimous.

Meetings for the month were planned for the 2nd Monday of every month from 7-8pm.

Terms were selected by committee members as follows:

Cody Hollibaugh – 5 years, Bran Rosa – 5 years, Steve Shaw – 1 year, Kyler Robertson – 3 years, Kat Hurdman – 3 years. Dates of service will be staggered so that we don't rotate all at once. To be determined by city clerk starting on 4/22/26.

Mayor turned meeting over to chairman.

Packets for training given from Association of Idaho Cities. Packet covers duties and rolls, how to process public hearings, how to zone, and how to process buildings and growth in community. Currently all permitting is going through Lincoln County. Contract with them will need to be broken as soon as possible so that we can take over the duties they have been doing for us. Deputy Clerk is the liaison between them and committee at current time until contract is broken. Current open permits are on file at city hall. Permits were shown to committee as well as the packets that are currently on file. Discussion of challenges and issues with subdivisions, alleys, divisions, setbacks, water system limitations and ordinances commenced. All agreed that issues need to be addressed as growth is controlled but not stopped. Fire suppression was discussed Dietrich Fire District does have pump truck to help alleviate water issue so that response is not hindered. Idea was given to put additional water storage tanks on outskirts of town that trucks can hook into. School has discussed putting their well back in so that they have the well as backup. When irrigation ditches are running the fire department can pull from them as well. In drought years that is very limited. These issues all need to be taken into consideration as the committee approves permits. Money was discussed as to what can be found to help improve the issues with water and growth. Grants will need to be a large source for funding improvements. Maps need to be updated and handed out to committee so that we can work with it on a regular basis.

First issue to tackle is to get a checklist for permitting process done. Also need to make a Dietrich city building permit as well as a Dietrich city class A permit for garages, sheds, greenhouses etc. Decision to use Lincoln County as example was agreed. Deputy Clerk will print permits and have copies ready for the next meeting. Committee will present items they

would like to see on a checklist in the packet at next meeting. Permit fees need to be updated. Motion was made by Brian Rosa to adopt Lincoln County Fees as City of Dietrich fees. Cody Hollibaugh second. All in favor unanimous. Deputy Clerk will update ordinance and have copy ready for review for next meeting.

Committee was asked to read through AIC packets as well as start reading ordinances.

Motion to adjourn by Brian Rosa. Seconded by Cody Hollibaugh. All in favor motion carried. The meeting was adjourned at 7:20pm.

_____ Chairman _____ Clerk