



Madison County Planning and Zoning Application Summary and Staff Report

Application Type:	Code Change
Applicant:	Madison County
Date for Consideration:	October 26, 2022

Code Change Description:	Madison County is proposing a change to the Uniform Development Code to allow accessory dwelling units through an administrative permitting process. This would be a change from the current process which requires a conditional use permit. The application considers a number of changes to the Code in order to provide definitions, inclusion in the land use table, changes to density language in appropriate zones, and criteria for approval in a new section of code devoted just to accessory dwelling units.
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Staff Recommendation:	<p>The demand for accessory dwelling units in Madison County has surged in recent years. As families consider such things as providing housing for aging parents, adult children trying to get established, or utilizing an accessory dwelling for increased income through rental, the demand for accessory units is great. In 2022 alone, several dozen applications for accessory dwellings have been received. Under current code, each requires a conditional use permit application process, which can take 6-8 weeks to complete due to public hearings and notification requirements. Upon review of this, the Planning and Zoning Commission recommends that the process be streamlined by establishing standardized criteria that can be reviewed administratively. Additionally, if criteria cannot be met and approved administratively, the Planning and Zoning Commission felt that allowing for an appeal to the Planning Commission for a waiver of certain criteria may be appropriate.</p> <p>This proposed code change is the result of multiple work sessions by the Planning and Zoning Commission, and extensive research and development by planning staff. Where this proposed change is the result of this collaborative effort, the Planning Administrator recommends approval of the proposed code change.</p>
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Possible Motions

<p><u>Approval</u> I move to recommend APPROVAL of the proposed changes to Madison County Code, to allow accessory dwellings to be approved through an administrative permit, as presented.</p>	<p><u>Denial</u> I move to recommend DENIAL of the proposed changes to Madison County Code, to allow accessory dwellings to be approved through an administrative permit, as presented for the following reasons:</p> <ol style="list-style-type: none"> 1. 2. 	<p><u>Tabled</u> I move to TABLE the proposed changes to Madison County Code, to allow accessory dwellings to be approved through an administrative permit, as presented, and request additional information including:</p> <ol style="list-style-type: none"> 1. 2.
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Sec 101-13 Amendment Procedures

The board may, from time to time, amend, supplement, or repeal the regulations and provisions of this part in the manner prescribed by Idaho Code, § 31-715. A proposed amendment, supplement or repeal may be originated by the board, commission or by petition. All proposals not originating with the commission shall be referred to it for a report thereon before any action is taken on the proposal by the board.