

MINUTES
IDAHO CITY PLANNING AND ZONING COMMISSION IDAHO CITY
HALL
511 MAIN STREET, IDAHO CITY, ID 83631 April 20, 2026
6:00 P.M.

SPECIAL MEETING

CALL TO ORDER 6:08

I. ROLL CALL TO ESTABLISH QUORUM

Marc Carignan Present

Jon Adams Present

Greg Neubert Present

Gary Secor Absent

Quorum established, meeting started at 6:08

II. REVIEW AGENDA *None*

III. PUBLIC COMMENTS *None*

IV. PLANNING & ZONING ADMINISTRATOR UPDATE

V. APPROVAL OF MINUTES – **ACTION ITEM**

1. **April 13, 2026**

Jon Adams Made a motion to approve

Greg Neubert Seconded the motion

All in favor Yes

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Lot combination – Lot 44 and Lot 45 Mores Creek Crossing ACTION ITEM**

Findings of Fact

1. The application and fees were paid and deemed complete by the P&Z Administrator.

2. Applicant desires to combine two lots into one.

3. This parcel within the current city limits of Idaho City.

4. This application does not require a public hearing.

5. The Planning and Zoning Commission deliberated towards a decision.

Conclusions of Law

1. All City Ordinance requirements were met by the applicants.

2. The lot line adjustment is permissible under IC Code.

Based upon the Findings of Fact and Conclusions of Law contained herein the Planning and Zoning Commission recommends the City Council approve the lot line adjustment.

Greg Neubert Made a motion to approve

Jon Adams Seconded the motion

All in favor Yes

2. Review, accept, amend or reject **Lot Split Ordinance** – ACTION ITEM

3. Review, accept, amend or reject **Property Boundary Adjustment Ordinance** – ACTION ITEM

Two items combined into one draft ordinance.

Greg Neubert Made a motion to approve

Jon Adams Seconded the motion

All in favor Yes

4. Review, accept, amend or reject **Application Form**– ACTION ITEM

Greg Neubert Made a motion to approve
Jon Adams Seconded the motion
All in favor Yes

If above ordinances are accepted (with or without amendments):

5. SET PUBLIC HEARING DATE FOR **Lot Split Ordinance** and **Property Boundary Adjustment Ordinance** – ACTION ITEM

*Greg Newbert made a motion: Move to set the ordinance with changes discussed for public hearing at the earliest possible P&Z meeting after publication of the hearing notice. The next scheduled meeting is scheduled on Tuesday, May 12, 2026.
Jon Adams seconded the motion
All in favor - yes*

6. Discuss changing P&Z monthly meeting day for regularly scheduled meetings from the second Monday to the second Tuesday of the month – ACTION ITEM

Greg Neubert Made a motion to approve
Jon Adams Seconded the motion
All in favor Yes

ADJOURN 6:48 pm

Approved Date: 6/9/2026
Signed: M. [Signature]
Attest: [Signature]