



CITY OF IDAHO CITY

AGENDA

REGULAR CITY COUNCIL MEETING

Wednesday, April 22, 2026

6:00 P.M

City Hall, 511 Main Street, Idaho City, ID 83631

Join Team's Meeting

[Idaho City Council Regular Meeting](#) | [Meeting-Join](#) | [Microsoft Teams](#)

CALL MEETING TO ORDER
ROLL CALL TO ESTABLISH QUORUM
PLEDGE OF ALLEGIANCE

I. CONSENT AGENDA

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it is discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items, and any contingencies are part of the approval.

- A. APPROVAL OF MINUTES: APRIL 8, 2026 **ACTION ITEM**
- B. IDAHO CITY EVENT CHECKLIST: **ACTION ITEM**
 - 1. 2026-5 IDAHO CITY HISTORICAL FOUNDATION YARD SALE OF HISTORIC PROPORTIONS MAY 23 & 24, 2026
- C. BILLS/PAYABLES: APRIL 9, 2026 THROUGH APRIL 22, 2026 **ACTION ITEM**

II. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially as a matter of law subject to applicable legal requirements; the Council may enter executive session to discuss such matters. **ACTION ITEM**

- A. IC SECTION 74-206(1)(A)&(B) TO CONSIDER PERSONNEL MATTERS RELATED TO HIRING & TO CONSIDER PERSONNEL MATTERS RELATED TO PERFORMANCE.

III. PUBLIC HEARINGS

Items listed as public hearings allow citizen comment on the subject matter before the Council. Residents or visitors wishing to comment upon the item before the Council should follow the procedural steps. In order to testify, individuals must sign up in advance, providing sufficient information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for presentation by the applicant, submission of information from City staff, followed by public testimony. **ACTION ITEM**

IV. ENGINEER'S REPORT

V. ORDINANCES AND RESOLUTIONS

Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. **ACTION ITEM**

VI. OLD BUSINESS

- A. COMMUNITY HALL RENTAL – NON-PROFIT

VII. NEW BUSINESS

- A. TASK ORDER 2026-0010 WITH LIONESSE RESOURCE OPTIMIZATION, LLC **ACTION ITEM**

VIII. COMMITTEE REPORTS

- A. PARKS & RECREATION COMMISSION
- B. HISTORIC PRESERVATION COMMISSION
- C. PLANNING & ZONING COMMISSION
 - 1. PROPERTY SPLIT APPLICATION – 100 PLACER STREET – LOT 1, BLOCK 1, GOLD HILLS SUBDIVISION **ACTION ITEM**
 - 2. LOT COMBINATION – LOT 44 AND LOT 45 OF MORES CREEK CROSSING **ACTION ITEM**
- D. IDAHO CITY CHAMBER OF COMMERCE

IX. EMPLOYEE UPDATES

- A. PUBLIC WORKS
- B. LAW ENFORCEMENT
- C. CLERK/TREASURER'S OFFICE
 - 1. WATER AND SEWER UPDATES, **ACTION ITEM**
 - 2. CLEARWATER UPDATE
- D. CITY ATTORNEY

X. COUNCIL UPDATES

XI. MAYOR UPDATES

XII. CITIZEN COMMENTS

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. To ensure adequate public notice, Idaho Law provides that any item requiring Council action must be placed on the agenda of an upcoming Council meeting, except for emergency circumstances. Comments related to future public hearings should be held for that public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Persons wishing to speak will have 5 minutes. Comments regarding performance by city employees are inappropriate at this time and should be directed to the mayor, either by subsequent appointment or after tonight's meeting, if time permitting.

XIII. UPCOMING MEETINGS

- A. NEXT REGULAR MEETING: MAY 13, 2026

ADJOURNMENT

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 511 Main Street or call 208-392-4584.

Mayor: idahocitymayor1@cityofic.org	Chief of Police: Brent Watson idahocitypd.194@cityofic.org	Public Works Director: Tami Claus idahocitypublicworks@cityofic.org	City Clerk-Treasurer: Nancy L Keeton idahocityclerk@cityofic.org	511 Main Street PO Box 130 Idaho City, ID 83631 (208)392-4584
Council members: Tom Secor Jr Ashley M Elliott Mari Adams Bobby Mathews	City officers: Jake Nye	Public Works: Nick Mancera	Deputy Clerk: Kaleb Goodlett idahocityoffice@cityofic.org	operating hours Monday- Thursday 8 am – 4:30 pm Friday 9am -3pm



CITY OF IDAHO CITY

AGENDA

REGULAR CITY COUNCIL MEETING

Wednesday, April 8, 2026

6:00 P.M

City Hall, 511 Main Street, Idaho City, ID 83631

MINUTES

Join Team's Meeting

[Idaho City Council Regular Meeting | Meeting-Join | Microsoft Teams](#)

CALL MEETING TO ORDER: Interim Mayor Secor called the special city council meeting to order at 6:00 PM.

ROLL CALL TO ESTABLISH QUORUM: Clerk Keeton called roll. Mathews, Elliott, Adams, Secor in attendance. Adams joined via Team's.

PLEDGE OF ALLEGIANCE: Interim Mayor Secor led the pledge of allegiance.

I. CONSENT AGENDA

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A. APPROVAL OF MINUTES: MARCH 24, MARCH 25, & MARCH 30, 2026 **ACTION ITEM**

Councilor Elliott made a motion, seconded by Mathews, to approve the minutes March 24, March 25, & March 30, 2026. Adams aye, Elliott aye, Mathews aye, Secor aye. Motion carried.

B. IDAHO CITY EVENT CHECKLIST: **ACTION ITEM**

C. BILLS/PAYABLES: MARCH 26, 2026 THROUGH APRIL 8, 2026 **ACTION ITEM**

Councilor Elliott made a motion, seconded by Mathews, to approve the bills dated March 26, 2026 through April 8, 2026 in the amount of \$13,358.84. Elliott aye, Mathews aye, Adams aye, Secor aye. Motion carried.

Interim Mayor Secor moved the New Business items up in the meeting starting with the Clearwater item D and then moving to items A, B, & C. Employee updates were also moved up, and the remainder of the agenda. See below.

II. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially as a matter of law subject to applicable legal requirements; the Council may enter executive session to discuss such matters. **ACTION ITEM**

A. IC SECTION 74-206(1)(B) TO CONSIDER PERSONNEL MATTERS RELATED TO PERFORMANCE.

Counselor Elliott made a motion, seconded by Mathews, to adjourn to Executive Session pursuant to Idaho Code section 74-206(1)(B) to consider personnel matters related to performance. Elliott aye, Mathews aye, Adams aye, Secor aye. Called into session/adjourned at 7:24pm. Interim Mayor Secor called back into regular session at 7:44pm and adjourned.

III. PUBLIC HEARINGS

Items listed as public hearings allow citizen comment on the subject matter before the Council. Residents or visitors wishing to comment upon the item before the Council should follow the procedural steps. In order to testify, individuals must sign up in advance, providing sufficient information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for presentation by the applicant, submission of information from City staff, followed by public testimony. **ACTION ITEM**

IV. ENGINEER'S REPORT

V. ORDINANCES AND RESOLUTIONS

Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. **ACTION ITEM**

VI. OLD BUSINESS

VII. NEW BUSINESS

A. NEW PERSONNEL POLICY

Clerk Keeton explained that the policy has some highlighted items for council to review. Clerk, City Attorney, and Council discussed some of the wording in the policy, and other highlighted items. Clerk Keeton brought up an area that needed the Chief's input. Chief Watson will look into some other city policies to gather the information needed. Once the changes have been made the policy will come back to Council for approval.

B. SET DATE FOR NOTICE OF PUBLIC BUDGET HEARING **ACTION ITEM**

Clerk Keeton explained setting this date allows the city and council to work backwards from that date to set up workshops etc. to work on the tentative budget. Discussion on dates for budget workshops ensued. Council wanted to shoot for the 22nd of July for the tentative budget. Dates decided on for workshops were July 15th, June 17th, & May 28th at 6pm. Councilor Elliott made a motion, seconded by Mathews to set the Public Budget Hearing for August 26, 2026 at 6pm. Adams aye, Elliott aye, Mathews aye, Secor aye. Motion carried.

C. WEEK OF THE YOUNG CHILD PROCLAMATION **ACTION ITEM**

Councilor Elliott explained the dates are April 11 through the 17th. Elliott made a flier with some daily event items. Mayor Secor read the proclamation. Councilor Elliott made a motion, seconded by Mathews, to allow the Mayor to sign the Week of the Young Child Proclamation. Elliott aye, Mathews aye, Adams aye, Secor aye. Motion carried.

D. CLEARWATER ANNUAL RETAINER RENEWAL **ACTION ITEM**

Abbey Erquiaga with Clearwater provided an update and presentation on their services, and what they have been able to help the city with thus far. Clerk Keeton added that the annual retainer renewal is also in the packet for approval. Councilor Elliott made a motion, seconded by Mathews, to allow the Mayor to sign the Clearwater Annual Retainer Renewal. Mathews aye, Adams aye, Elliott aye, Secor aye. Motion carried. Meeting moved to item A. New Personnel Policy, above.

VIII. EMPLOYEE UPDATES

A. PUBLIC WORKS

Nick Mancera explained that Public Works has a new employee that seems eager and motivated. Training is the focus currently. Mancera is working on quotes for dust abatement, and it is looking like \$8967 for a truck load. The material for the boardwalks is ready for pick up. A hitch will be installed on the newly donated city truck. Mancera added that he met with Dan Hawkins from Core & Main to assess the PRV's and they will need some more in-depth repairs than originally thought. The Highway project is moving forward, and traffic control plans are reserved for 5/5/26 through 5/8/26, but should only be needed for two days. All the information will be submitted to the State, along with the civil engineering plans from our engineers, and ultimately locking down the permit. Councilor Mathews requested that before water is shut down to please communicate with the local businesses that will be affected. Councilor Elliott requested that when the dust abatement is done to please keep a record for the future.

B. LAW ENFORCEMENT

Chief Watson explained that he is out of town at a training conference. Officer Nye is working a grant for distracted driving and then doing a class for OHV.

C. CLERK/TREASURER'S OFFICE

1. BUDGET UPDATES

Clerk Keeton went over the budget update in the packet.

2. WATER AND SEWER UPDATES, **ACTION ITEM**

Clerk Keeton went over the water sewer updates in the packet.

3. CLEARWATER UPDATE

Clerk Keeton explained that an addendum was added to the packet for council to look over. The addendum is to put together an administrative HR policy. The policy will provide the do's and don'ts of what can be done with employees during their employment with the city, and other items.

D. CITY ATTORNEY

IX. COUNCIL UPDATES

Councilor Elliott explained the city received a grant for \$750 from the James A. Pinney Memorial Fund through the Idaho Community Foundation. Clerk Keeton added that the T-Mobile grant was submitted on the 30th. Councilor Elliott added they are also doing a flower hanging basket fundraiser for Community Hall. Councilor Mathews explained that the meeting room at the library is no longer available for use unless the library is open. There are NA, AA, and other meetings that if not able to be held will cause issues in the community. Mathews was wondering if the Community Hall could be used for those meetings. Discussion on meetings being held at Community Hall, and fees ensued. City Attorney Callahan added that her concern is that there is already a non-profit policy for Community Hall. If an exception is made then that exception needs to be made for all non-profits, so everything stays non-discriminatory. Discussion on fees ensued. Council decided that the policy needed to be reviewed and added to the next agenda.

X. MAYOR UPDATES

XI. CITIZEN COMMENTS

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Steve Shay explained that he had a meeting with the Forest Service and they are looking to have the community meeting on the bike trail in early May. Shay added that they are doing a going away event for Gomez on April 18th at Community Hall.

Interim Mayor Secor returned to the Executive Session above.

XII. UPCOMING MEETINGS

A. NEXT REGULAR MEETING: APRIL 22, 2026

ADJOURNMENT 7:44 PM

ATTEST:

Date approved:

Nancy L. Keeton, City Clerk-Treasurer

Tom Secor Jr., Interim Mayor

Questions concerning items appearing on this Agenda or requests for a accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 511 Main Street or call 208-392-4584.

Mayor:

idahocitymayor1@cityofic.org

Council members:

Tom Secor Jr
Ashley M Elliott
Mari Adams
Bobby Mathews

Chief of Police:

Brent Watson
Idahocitypd.194@cityofic.org

City officers:

Jake Nye

Public Works Director:

Tami Claus
idahocitypublicworks@cityofic.org

Public Works:

Nick Mancera

City Clerk-Treasurer:

Nancy L Keeton
idahocityclerk@cityofic.org

Deputy Clerk

Kaleb Goodlett
idahocityoffice@cityofic.org

511 Main Street
PO Box 130
Idaho City, ID 83631
(208)392-4584
operating hours
Monday- Thursday
8 am - 4:30 pm
Friday 9am -3pm

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau, 1997).

As a result of the increase in the number of people with disabilities, the need for accessible information has become more acute. The Americans with Disabilities Act (ADA) of 1990 (P.L. 101-504) has provided a legal framework for the development of accessible information. The ADA requires that information be accessible to people with disabilities. This includes the development of accessible electronic information, such as web pages and electronic documents.

The ADA also requires that information be accessible to people with disabilities in a format that is accessible to them. This includes the development of accessible electronic information, such as web pages and electronic documents. The ADA also requires that information be accessible to people with disabilities in a format that is accessible to them. This includes the development of accessible electronic information, such as web pages and electronic documents.

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Idaho City Clerk's Office
 Monday-Thursday 8:00am to 4:30pm
 Friday 9:00am to 3:00pm
 511 Main St. Idaho City, ID 83631
 PO Box 130 Idaho City, ID, 83631
 (208) 392-4584
idahocityclerk@cityofic.org
idahocityoffice@cityofic.org

Event Checklist Application

*Must be submitted at a minimum of 20 days prior to event.

There is a \$52.50
(\$26.25 for nonprofit, \$15.75 for student)
Application Fee for each Event Checklist

Event Overview	
Event Name:	Yard Sale of Historic Proportions
Event Sponsor:	Idaho City Historical Foundation
Address of Event:	501 Montgomery Street, Idaho City, ID 83631 John Brogan Park
Time(s) and Date(s) of Event:	10 am to 4 pm Daily Saturday May 23rd and 24th, 2026
Person in charge:	Beth Wilson
Contact Number:	[REDACTED]
Number of Attendees:	Guessing about 200 to 300/day
Email:	idahocityhistory@gmail.com
Event Set-Up and Take Down Times and Dates:	Setup Friday May 22rd at 4pm; Sat May 23th 8 am to 10 am; Take down Sun May 24th after 4 pm
Type of Event (what event encompasses):	Fundraiser. ICHF will have a large yard sale; other local individuals and non profits are invited to setup their own mini yard sales or fund raising ventures. ICHF will sell beer. Community Club will sell hot dogs. Idaho City Arts Council will sell plants. There will be live music
List any entrance or participation fees that will be charged (if applicable) or N/A:	N/A

General Questions	YES	NO
Is your event charitable / nonprofit? 501c3 [REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Event sponsor has read the Idaho City Park Policy and/or the Historical Foundation Policy & agrees to comply?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the event free?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a ticketed event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will your event have food (either provided or available for purchase)? (If yes, please fill out Food Section)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will your event have vendors (food, cottage industry, service provider, etc.)? (If yes, fill out Vendor Section)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Will there be promotional signage at your event? (If yes, please provide examples)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will your event have alcohol (either provided or available for purchase)? (If yes, fill out Alcohol Section) *Fee required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will your event require a park reservation (John Brogan Memorial, Naylor Park, Rodeo Grounds, etc.)? *Fee may be required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will your event have road closure or parade?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will your event be held after hours (between dusk to dawn)? *Fee required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan Attached? (site plan showing exact locations of all the different function of the event (I.E. show performance spaces; vendor areas; alcohol serving area; emergency services; first aid stations; trash receptacles; porta potties; proposed parking uses, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you proposing to use electrical generators or amplified sound systems? (If yes, show their locations on your site plan and describe below what they will be used for & what precautions will be taken to see they are used properly and safely. If amplified sound will take place after 11pm a noise variance will be required.) *Fee may be required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
We will have live music on the Brogan Park Bandstand. The electricity is wired directly to the bandstand and properly installed.		
The noise level will be appropriate for people to be able to converse and still enjoy the music.		

A fee for council approved events will be set at \$25.00 an hour per officer to cover the additional coverage of law enforcement if deemed necessary. The number of hours for events will be determined by the Idaho City Chief of Police. If after-hours work is required the fee shall be \$37.50 an hour per officer for those times. Those hours will be determined by the Idaho City Chief of Police.

Emergency Service, Security, and Lost Child Plans

All Events are required to provide security, and emergency service plans to ensure the safety of event attendees. Some events may be allowed to provide private security. Plans must include location of services during the event, signature from security and emergency service provider, date(s), and times the services will be provided, and contact information for the security and emergency services). All emergency service and security plans must receive approval by the Idaho City Police Department.

This form must be completed and then signed by both EMS & ICPD prior to submitting to the city.

The number of required private security staff is based on the number of event attendees:

- For 0-1,000 attendees – at least two (2) security staff are required at all times.
- For each additional 1,000 attendees – one (1) additional security staff is required at all times.

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Have you scheduled security with ICPD?

Have you scheduled emergency services (EMS)?

Have you scheduled private security?

Based on expected attendance, how many security staff will be staffed at all times? _____

Security Company: _____

Company Contact Person: _____

Company Email: _____ Phone: _____

EMS Company: _____ Phone: _____

Dates & Times of service: _____ Onsite Contact Name: _____ Phone: _____

Detailed Security Plan:

Detailed security plan for dealing with lost child(ren):

Detailed EMS Plan:

First Aid/Information Table

Location(s) of First-Aid Station:	At the Ideho City Historical Foundation Yard Sale Cashier Table
Type(s) of First-Aid Provided:	Basic minor injury situations. Band aid etc
Location(s) of Information Table:	Same as the First Aid Station

Parking

Primary Parking Location: Overflow Parking Location:

List parking fees that will be charged (if applicable):

Parking Plan Description:

Traffic Control

	YES	NO
Has the city and/or county been contacted about road closures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Control Company: <input type="text"/>		
Company Contact Person: <input type="text"/>		
Company Email: <input type="text"/> Phone: <input type="text"/>		
Traffic Control & Road Closure Description: <input type="text" value="There will be no interference with the normal traffic patterns in the City."/>		
Parade Formation Location & Hours: <input type="text"/>		
Parade Dispersal Location & Hours: <input type="text"/>		

Alcohol

	YES	NO
Will alcohol be a part of your event? (If so an alcohol variance will be required.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will alcohol be consumed or possessed at the event, but not offered for sale? (If so, if more than a keg or three (3) cases are possessed but not offered for sale, a permit must be secured from the city.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will alcohol be offered for sale? (If yes, proper permits must be secured from the State of Idaho and the City of Idaho City, and a designated area for sale and consumption is required. Show the location of this designated area on your site plan.) Alcohol catering permits must be obtained and presented with this event checklist for approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Catering OR Benevolent, Charitable, and Public Purpose Events Permit Holder: <input type="text" value="Idaho City Historical Foundation"/>		
Type(s) of alcohol to be served at event: <input type="text" value="Beer in kegs"/>		
Serving times for alcohol (to/from): <input type="text" value="10 am to 4 pm daily"/>		
Type(s) of serving containers: <input type="text" value="Paper cups. ICHF logo glasses/mugs."/>		

**Alcohol catering permit required from the Idaho City Clerk OR Alcohol Permit for Benevolent, Charitable, and Public Purpose Events from Idaho State Police (ISP)*

Detailed plan for age verification (wristbands, ID check, etc.):

All purchasers of beer will have to have proper ID and will be given a wristband. There will be a sign at the beer booth informing them that the beer will have to be consumed within the park area.

Detailed alcohol security plan:

The kegs are located within the booth area and monitored at all times. At night they will be stored in the museum.

- Attach photos of alcohol area signage that will be displayed at event.
- Attach detailed map of serving location (including entrances and exits).
- Attach photo of wrist band.
- Attach completed/approved Alcohol Catering Permit - https://idahocity.municipalimpact.com/documents/170/Alcohol_Catering_Application.pdf OR Approved Alcohol Permit for Benevolent, Charitable, and Public Purpose Events from Idaho State Police (ISP)

Food/Vendors

How many vendors will need electricity?

List vendor fees that will be charged (if applicable) or N/A:

If food is being served, the proper permits from Central District Health (CDH) & Idaho City Clerk must be secured & submitted. *Required

Has the Public Works Department been contacted to schedule vendor electrical inspections, etc.??*

*Electrical inspection required for events – please contact the Public Works Department at (208) 392-4584

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you will have vendors at event:

Provide a complete list of participating vendors prior to your event.

Restrooms

Will you be bringing in additional Porto-Potties?

Number of Restrooms:

Number of ADA Restrooms:

Location of Restrooms:

Porto-Potty Company: Phone:

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refuse

Have you contacted Idaho City Public Works (208) 392-4584?

Describe below your plans for trash disposal. What are your plans for trash collection and containment, receptacle locations and after-event cleanup?

Location of trash carts:

Detailed refuse plan for collection, containment, and after event clean-up:

There will be trash cans throughout the park. All waste in the cans will be deposited in the ICHF trash bin which is emptied each Wednesday. Any overflow will be removed and taken to the land fill at the conclusion of the event.

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Event and Promotional Signage

Attach photos of signage as well as dimensions of each sign (required at least 10 days prior to event).

Miscellaneous

*Required for all events: Detailed public notification plan (how will you be letting the public know your event is happening and how street closures, noise, etc. might affect them)

We will use the Idaho World, Facebook and posters to publicize our event. There will be no street closures or noise issues that would affect the public.

ICPD & EMS Use Only

Number of daytime officer hours needed @\$25/hr
 Number of After-Hours officer hours needed @\$37.5/hr

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Is this Event Checklist Security & EMS Plan approved by ICPD?

Is this Event Checklist Security & EMS Plan approved by EMS?

[Redacted Signature Box]

Chief of Police, City of Idaho City

[Redacted Signature Box]

EMS

[Redacted Signature Box]

Boise County Sheriff's Office (if applicable)

[Redacted Signature Box]

Idaho City Fire Protection District (if applicable)

Other Use Only

Event Checklist application fee collected? Card Cash Check Receipt # 510HAY

All applicable fees collected?

Have all applicable attachments been received and reviewed?

Is this Special Event Plan approved?

Alcohol variance approved? NA

Noise variance approved, & fee collected? Card Cash Check Receipt # _____ NA

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

EC Application #: 2026-5 Date of Approval: _____

Special Comments/Instructions

[Redacted Comment Box]

[Redacted Signature Box]

City Clerk

[Redacted Signature Box]

Parks Director (if applicable)

You must keep a copy of your approved event checklist on hand at your event

For Questions or to Submit:

Contact the Idaho City Clerk's Office
 Monday-Thursday 8:00am to 5:00pm
 Friday 9:00am to 3:00pm
 511 Main St, Idaho City, ID 83631
 PO Box 130, Idaho City, ID, 83631
 (208) 392-4584
idahocityclerk@cityofic.org
idahocityoffice@cityofic.org

City of Idaho City Seal

Contact Information:

Idaho City Historical Foundation: Phone: (208)-392-4550

Email: president@idahocityhf.org

Idaho City Police Department: Chief Brent Watson Phone: 208-392-4596

Email: idahocitypd.194@cityofic.org

East Boise County Ambulance District: Phone: (208) 392-6644

Email: ebcaddirector@co.boise.id.us

OFFICE USE ONLY

Rodeo Grounds Walk Through:

Initial walk through performed with public works?

YES NO

Comments:

Final walk through performed with Public Works?

YES NO

Comments:

After event comments:

Was the site cleaned up properly in a timely fashion?

YES NO

Comments:

Did the event sponsor meet all of their obligations and responsibilities?

YES NO

Comments:

Should this party be allowed to use the city property again?

YES NO

Comments:

Signed: _____

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/16/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fuhriman Insurance 9603 W. Chinden Blvd Garden City ID 83714		CONTACT NAME: Jo Colombo PHONE (A/C, No, Ext): (208) 327-3400 FAX (A/C, No): E-MAIL ADDRESS: jo.colombo@fuhrimanins.com	
INSURED Idaho City Historical Foundation, Inc PO Box 358 Idaho City ID 83631		INSURER(S) AFFORDING COVERAGE INSURER A: OHIO CAS INS CO NAIC # 24074 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENTL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	[REDACTED]	08/30/2025	08/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COM/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED. RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

REF: Locations (1) 501 Montgomery ; (2) 206 W Commercial
 The City of Idaho City is listed as Additional Insured.

CERTIFICATE HOLDER

CANCELLATION

City of Idaho City PO Box 130 Idaho City ID 83631	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Jo Colombo
---	---



Idaho State Police

Cycle Tracking Number: 173754

Non-Profit Beer and/or Wine Permit

License Number: 49819

This is to certify that Idaho City Historical Foundation

For: Yard Sale of Historic Proportions

At: Brogan Park, Idaho City, Ada County

Is hereby entitled to receive, dispense and/or sell beer and/or wine (as indicated below) for its benevolent, charitable or public purposes for the event on the following date(s) and time(s).

Beer	Yes
Wine	No
Liquor	No

<p>IDAHO CITY HISTORICAL YARD SALE OF HISTORIC PO BOX 358</p> <p>IDAHO CITY, ID 83631</p> <p>Mailing Address</p>
--

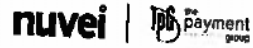
Dated: 03/20/2026

Permit Valid:

05/23/2026 - 05/24/2026 09:00 - 17:00

Bureau Chief, Alcohol Beverage Control

Payment Receipt



Print

Date Paid: 04/20/2026 03:07:54 PM CT

Type of Payment: Walk-in

Name	Type of Payment	Notes	Payment Amount	Processing Fee	Total Amount
BARBARA MCCLAIN	Event Checklist	2026-5 ICHF YARD SALE OF HISTORIC PROPORTIONS	\$26.25	\$2.50	\$28.75
BARBARA MCCLAIN	Alcoholic Beverage Fees	CATERING PERMIT 5/23/26 & 5/24/26	\$40.00	\$2.50	\$42.50

City or County Name: Idaho City - Misc. Payments

Ticket Total: \$66.25

Processing Fee Total: \$5.00

Total Amount: \$71.25

Billing Information

First Name: BARBARA
Last Name: MCCLAIN
Address Line 1: PO BOX 358
City: IDAHO CITY
State: Idaho
Zip Code: 83631
Country: United States of America
Phone Number: [REDACTED]
Email Address: president@idahocityhf.org

Credit Card Information

Credit Card Type: Visa

Credit Card Number: [REDACTED]

CITY OF IDAHO CITY VENDOR LICENSE

FEE: \$25.75

DATE ISSUED: 1/1/2026

THIS LICENSE IS GRANTED TO:

Idaho City Historical Foundation

Permitting the licensee to carry on the business or occupation of:

Historical Books, Replicas, etc.

within the corporate limits of the City of Idaho City, for the period of:

Event Name:

Annual through December 31, 2026

having paid \$25.75 Per Year Totalling \$25.75

Therefore, in conformity with the provisions of Ordinance #273, City Code of the City of Idaho City.

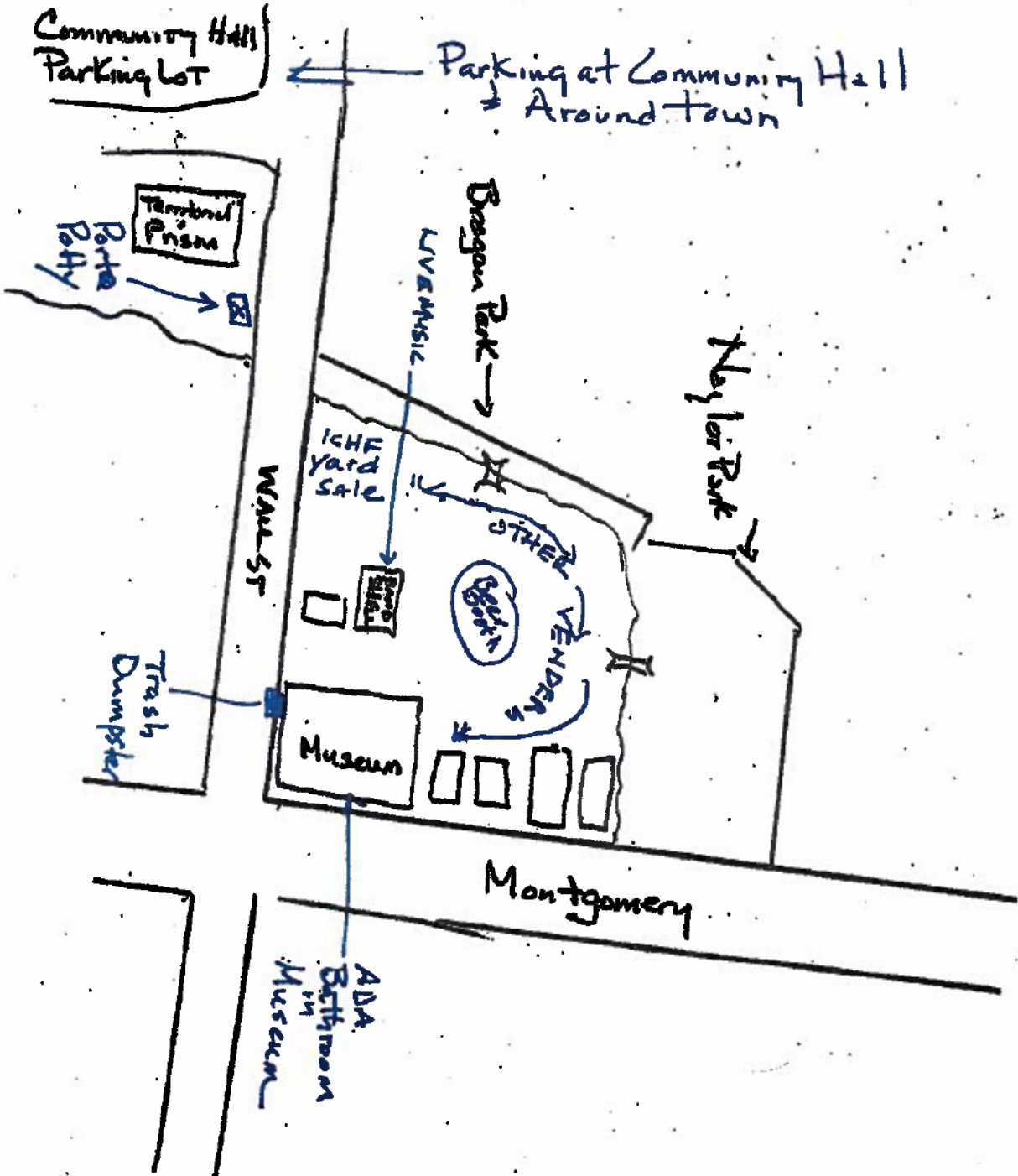
City Clerk



Mayor

This license must be posted in a prominent place.

YARD SALE OF HISTORIC PROPORTIONS
IDAHO CITY HISTORICAL FOUNDATION
MAY 23RD AND 24TH, 2026
BROGAN PARK (CORNER OF MONTGOMERY AND WALL)



YARD SALE OF HISTORIC PROPORTIONS AND ANNUAL PLANT SALE BROGAN PARK

(IN IDAHO CITY AT THE CORNER OF MONTGOMERY AND WALL)

**SATURDAY MAY 23rd 10-4
SUNDAY MAY 24th 10-4**



Find *treasures* galore



Where else can you,,,



Get flowers, herbs and such



- **VISIT THE MUSEUM, SHOP & RELAX IN THE PARK**
- **GRAB A TASTY COMMUNITY CLUB HOT DOG**
- **SIP ON BOISE BASIN GOLD MINER'S LOGGER**
A PREMIUM BEER INFUSED WITH LOCAL HOPS
- **LISTEN TO LIVE MUSIC**



***Artisans, crafters and "mini yard" sellers are invited to have your own space and conduct your own sale.
Local nonprofits are invited to set up your own fundraising booth.
You can also donate items for the ICHF portion of the yard sale.
If you would like to reserve a space or donate items for the ICHF to sell
Email idahocityhistory@gmail.org or text 208-813-5185.

Sponsored by the Idaho City Historical Foundation.

All proceeds from the ICHF's yard sale go directly to the upkeep and protection of the Foundation's historical buildings and parks.

VISITOR CENTER

Memorial Day Weekend
Saturday and Sunday

Yard Sale of Historic Proportions

JOIN US AT THE BROGAN PARK - CORNER OF MONTGOMERY AND WALL

[www.idahocountyhistoricalfoundation.org](http://idahocountyhistoricalfoundation.org)

509-863-0000

04/22/26
13:40:19

CITY OF IDAHO CITY
Claim Details
For the Accounting Period: 4/26

Page: 1 of 4
Report ID: AP100

For Pay Date = 04/22/26, Cash - Checking
* ... Over spent expenditure

Claim Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
3592	28282S	309 Corporate Technologies, LLC	795.00					
	IT Services							
	IT Services							
1	230327 04/15/26	IT Services	108.00*			10 41500	350	10100
2	230327 04/15/26	IT Services	360.00*			51 43400	350	10100
3	230327 04/15/26	IT Services	252.00*			52 43500	350	10100
4	230095 04/15/26	M365 Backups	11.25*			10 41500	350	10100
5	230095 04/15/26	M365 Backups	37.50*			51 43400	350	10100
6	230095 04/15/26	M365 Backups	26.25*			52 43500	350	10100
3593	28283S	6 MILLER ENTERPRISES	152.22					
1	117351 04/10/26	Monthly services	53.27			10 41500	341	10100
2	117351 04/10/26	Monthly services	60.89			51 43400	341	10100
3	117351 04/10/26	Monthly services	38.06			52 43500	341	10100
3595	28284S	61 HOME DEPOT CREDIT SERVICES	68.62					
	Shop Supplies							
1	7013127 03/10/26	Impact bits	3.00*			20 43200	612	10100
2	7013127 03/10/26	Impact bits	10.98*			51 43400	612	10100
3	7013127 03/10/26	Impact bits	5.99*			52 43500	612	10100
4	7013127 03/10/26	Sales tax	1.20			10 41500	590	10100
5	23583 03/17/26	Parts for Turbidity meters	44.76			51 43400	610	10100
6	23583 03/17/26	Sales tax	2.69			10 41500	590	10100
3596	28285S	201 ROCKY MOUNTAIN PRINT SOLUTIONS	644.25					
1	260325-095 04/06/26	Utility bills	450.97			51 43400	305	10100
2	260325-095 04/06/26	Utility bills	193.28			52 43500	305	10100
3597	28286S	999999 JAMES CORRELL	45.30					
1	3380647 03/27/26	Toilet repair parts - Ballfie	45.30			10 41500	930	10100
3598	28287S	999999 BOISE COUNTY REPUBLICAN CENTRAL	150.00					
1	04/11/26	Dep refund 4/11/26	150.00			10 41500	360	10100
3599	28288S	179 WEX BANK	1,172.63					
1	111612279 03/31/26	Fuel	53.74			20 43200	480	10100
2	111612279 03/31/26	Fuel	179.17			51 43400	480	10100
3	111612279 03/31/26	Fuel	125.42			52 43500	480	10100
4	111612279 03/31/26	Law Fuel	814.30			10 42100	480	10100

04/22/26
13:40:19

CITY OF IDAHO CITY
Claim Details
For the Accounting Period: 4/26

Page: 2 of 4
Report ID: AP100

For Pay Date = 04/22/26, Cash - Checking
* ... Over spent expenditure

Claim Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
3600	28289S	21 IDAHO POWER	4,110.92					
1	04/01/26 act#2202974826	commercial rd	11.36			20 43200	672	10100
2	04/01/26 act#2204647370	eik crk/placer	11.36			20 43200	672	10100
3	04/01/26 act#2205733500	street lights	512.09			20 43200	672	10100
4	04/01/26 act#2206173730	city shop	18.46			20 43200	675	10100
30%								
5	04/01/26 act#2206173730	city shop	30.15			51 43400	671	10100
49%								
6	04/01/26 act#2206173730	city shop	12.92			52 43500	671	10100
21%								
7	04/05/26 act#2201668064	amphitheater	25.84			10 41500	930	10100
8	04/05/26 acc#2203080029	hw 21 rodeo are	25.84			10 41500	930	10100
9	04/05/26 acc#2202255424	skating rink	25.84			10 41500	930	10100
10	04/05/26 acc#2220462101	220 hw 21 lift	28.98			52 43500	671	10100
11	04/05/26 acc#2205377613	hill rd booster	221.96			51 43400	671	10100
12	04/05/26 acc#2221325844	water tank	98.78			51 43400	671	10100
13	04/05/26 acc#2204493726	3945 hw 21 PH	25.93			51 43400	671	10100
14	04/05/26 acc#2202137416	city pumps	0.00			51 43400	671	10100
15	04/05/26 acc#2202808321	water treatment	1,098.04			51 43400	671	10100
16	04/05/26 acc#2206171999	city hall	105.81			10 41500	670	10100
50%								
17	04/05/26 acc#2206171999	city hall	74.06			51 43400	671	10100
35%								
18	04/05/26 acc#2206171999	city hall	31.74			52 43500	671	10100
15%								
19	04/05/26 acc#2205634021	207 w comm/emer	25.84			20 43200	672	10100
20	04/05/26 acc#2206002632	ballfields RR	45.29			10 41500	930	10100
21	04/05/26 acc#2204467670	rodeo gnd RR	45.47			10 41500	930	10100
22	04/05/26 acc#2207091329	3847 hw 21 SP	628.19			52 43500	671	10100
23	04/05/26 acc#2204805382	community hall	372.22			10 41500	673	10100
24	04/05/26 acc#2204647305	main & hw21 VC	349.59			10 41500	674	10100
25	04/05/26 acc#2207764602	3861 HWY 21 RO	285.16			51 43400	671	10100
3601	28290S	115 CORE & MAIN	5,155.24					
1	31877 04/08/26	Neptune 360 ann subscript	2,051.22*			51 43400	630	10100
2	32093 04/09/26	Clavol and parts	3,104.02*			51 43400	630	10100
3602	28291S 999999	EVA POLIZZI	150.00					
1	03/23/26	Comm Hall Dep Refund 4/18/26	150.00			10 41500	360	10100
		# of Claims	10	Total:	12,444.18			

04/22/26
13:40:19

CITY OF IDAHO CITY
Fund Summary for Claims
For the Accounting Period: 4/26

Page: 3 of 4
Report ID: AP110

Fund/Account	Amount
10 GENERAL FUND	
10100 Checking-Cash in Bank	2,331.91
20 STREET FUND	
10100 Checking-Cash in Bank	635.85
51 WATER FUND	
10100 Checking-Cash in Bank	8,133.59
52 SEWER FUND	
10100 Checking-Cash in Bank	1,342.83
Total:	12,444.18

04/22/26
13:40:20

CITY OF IDAHO CITY
Claim Approval Signature Page
For the Accounting Period: 4 / 26

Page: 4 of 4
Report ID: AP100A

City of Idaho City
PO Box 130
511 Main Street
Idaho City, Idaho 83631-0130

CASH VOUCHERS

Authorized by: _____ Date: _____

CEMETERY FEES	FEE
Burial Lot Sale, Nonresident	\$800
Burial Lot Sale, Resident	\$400
Cremations Buried in Lots, Weekdays	\$150
Cremations Buried in Lots, Saturday	\$200
Opening and Closing Lot, Weekdays	\$375
Opening and Closing Lot, Saturday	\$425
Transfer of Ownership	\$25

COMMUNITY HALL, 206 West Commercial	FEE
Cleaning deposit (refundable)	\$150
Cleaning deposit - Annual (refundable at end of fiscal year)	\$150
Non-profit groups daily fee	\$44.00 + 6% use tax
City Residents, Groups, Local Government	\$165.25 + 6% use tax
Non-City Residents, & Groups	\$330.50 + 6% use tax

DOG AND LIVESTOCK LICENSES	FEE
Spayed or Neutered Dog	\$11.00 annual
Dog not Spayed or Neutered	\$27.50 annual
If license is not renewed by January 31	Annual fee is doubled
Replacement tag	\$5.25 per tag
Kennel License (3 or more dogs)	\$66.00
Dog-at-large Seizure	\$82.50
Disposal fees	Actual costs incurred

EVENT CHECKLIST	FEE
Application (for profit organizations)	\$52.50
Application (non-profit organizations)	\$26.25
Application (student)	\$15.75
Noise Variance Application (for profit org)	\$52.50
Noise Variance Application (non-profit org)	\$26.25
Noise Variance Application (student)	\$15.75



TASK ORDER NO. 2026-0010

AGREEMENT FOR PROFESSIONAL SERVICES

BETWEEN

CITY OF IDAHO CITY (OWNER)

AND

LIONESSE RESOURCE OPTIMIZATION, LLC (CONSULTANT)

This Task Order is made this ____ day of _____, 2026 and entered by and between CITY OF IDAHO CITY, a municipal corporation organized under the laws of the State of Idaho, hereinafter referred to as "Owner" and accepted by LIONESSE RESOURCE OPTIMIZATION, LLC, hereinafter referred to as "Consultant".

The Project Name for this Task Order No. 2026-0010 is as follows:

GENERAL FUNDING SERVICES

SCOPE OF WORK

The Consultant is responsible for creating a funding summary document that outlines practical options for funding and the general process for pursuing them.

TASK 01: FUNDING SUMMARY DOCUMENT DEVELOPMENT

1. The Consultant will research and compose a funding summary for community hall and surrounding land upgrades. The summary document will include program requirements, estimated hours and costs needed to prepare applications, and necessary compliance actions if funding is awarded.
2. The Owner will review this summary and advise the Consultant on which funding options to move forward with.

Deliverable

- Funding Summary Document

TASK 02: PREPARATION OF FUNDING APPLICATIONS

- The Consultant will prepare draft funding applications for the Owner's review and approval.
- The Owner will give feedback on these applications to the Consultant.

Deliverables

1. Funding Application Packages



ASSUMPTIONS & EXCLUSIONS

The following are assumed and/or excluded within this scope of work:

- Documents and/or additional information will be requested by Consultant for funding application requirements.
- Grant and/or loan application submittal fees will be paid directly by Owner, where required.
- Consultant attendance to City Council meetings (virtual or in-person), site visit meetings, or other meetings will be on an as requested basis by Owner and billed accordingly.
- Consultant is not responsible for securing funding, responsibility for successful grant or loan award rests with the Owner and relevant agencies.
- Any legal review or advice related to funding agreements or compliance is excluded; Owner should engage qualified legal counsel as needed.
- Preparation of environmental, engineering, or architectural reports and studies is excluded.
- Consultant will not be responsible for delays caused by external agencies, funding bodies, or unforeseen circumstances outside their control.
- Any additional work not expressly stated in the agreed scope will require a separate agreement and may incur additional fees.

COMPENSATION RATE & SCHEDULE

- Invoices will be sent to the Owner by Consultant upon completion of deliverables.

COMPENSATION SCHEDULE			
Task	Description	Frequency	Compensation
0010	Funding Summary Document	Lump Sum	\$500 Total
0020	Funding Applications	Monthly	\$50.00/Hour

CITY OF IDAHO CITY

LIONESS RESOURCE OPTIMIZATION, LLC

BY: _____

Mayor

BY:  _____

Kristina Jean Gillespie, Owner/ Agent

Executed on: 4/20/2026



**City of Idaho City Planning and Zoning Commission
LOT LINE ADJUSTMENT – LOT SPLIT – RPI00080010010**

Findings of Fact, Conclusions of Law and Recommendation to the Idaho City Council

04/13/2026

Findings of Fact

1. The application and fees were paid and deemed complete by the P&Z Administrator.
2. Applicant desires to split one lot into two.
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.

Decision and Recommendation to the City of Idaho City Mayor and City Council

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.

APPROVED this 13th day of April, 2026.

PLANNING AND ZONING COMMISSION
CITY OF IDAHO CITY, IDAHO

Marc Carignan, Chair

100 Placer Str.

City of Idaho City Planning & Zoning
Department
P.O. Box 130
Idaho City
208.392.4584

Lot split and Lot Line Adjustment

Checklist only to be used for splitting into two parcels. more than one split requires a subdivision application.

A Lot Split and/or Lot Line Adjustment request does not require a public hearing and will be scheduled for a regular City Council meeting as a regular agenda item after Planning and Zoning administrator approval.

Project name:	Lot Line 100 Placer Str. adjustment	Applicant:	Scott Shaul
----------------------	--	-------------------	-------------

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
	Completed and signed Commission & Council Review Application.	
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or reason for the lot line adjustment.	✓
✓	Legal description of the property: Include a meets & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description. Please provide Block and Lot Number.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	Proof of taxes current and/or paid	✓
	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	
✓	A sketch or map showing the proposed Lot split or lot line adjustment. The sketch or map shall include the following information: <ul style="list-style-type: none"> ◊ Current lot size including dimensions, square footage and street frontage. ◊ Proposed new location of the lot line and new dimensions, square footage and street frontages. ◊ Streets, surrounding land uses, etc. 	✓

Note: Only one copy of the above items needs to be submitted when applying for multiple applications.

This application shall not be considered complete until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the fees due, additional copies needed, etc.

State of Idaho)
) ss.
County of Boise)

City of Idaho City AFFIDAVIT OF LEGAL INTEREST

City of Idaho City
P.O. Box 130
Idaho City, ID 83631
Phone: (208) 392-5484

I, Scott Shay 7 Mountain Valley Way
Name Address
Idaho City ID 83631
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Scott Shay 100 Placer St. Idaho City ID
Name Address 83631
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Idaho City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Idaho City staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 4-7-2026 day of _____, 20____

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.



Kaleb Goodlet
Notary Public for Idaho

Residing at: 5 Browning Cir Idaho City, ID 83631

My commission expires: 7/20/29

Explanation of the project:

My name is Scott Shay. I am the legal landowner with no lien holder of 100 Placer St Idaho City ID 83631.

100 Placer St has a square footage of 21,118 square feet. (please see attached map for lot line adjustment & calculated measurements). My request is to split the lot into 2 buildable lots, each consisting of over 10,500 sqft of buildable space for which they will remain in R1 zoning.

The address of 100 Placer Str will remain. I am requesting a new address and tax ID parcel number on the back portion of the lot that faces Elk Creek Rd.

Both lots will adhere to current setback restrictions of 25ft on Placer Str and 25ft on Elk Creek Rd.

This proposal does not have a negative impact on the city, the community or the immediate area.

However, it does bring additional land development within the city limits for much needed housing. Both lots will require separate residential water and sewer hook ups, which will result in new additional revenue for the city. It also creates an additional tax parcel and in time, both parcels will have homes for additional assessed property taxes. This will have a positive impact by providing affordable housing inside the city limits along with new sources for revenue for the city.



4-7-2026

Irregular / Triangle / Polygon / Uneven Rectangle / Trapezoid Area Calculator

Choose the number of sides (3 to 10) and enter the lengths of
each side. [Ⓞ Geometric Formulas Guide](#)

Number of Sides

4

Select Unit

Feet



Side 1

Side 2

Side 3

105

192

106

Side 4

210

Results

Area:

1962.87 m²

21128.13 ft²

2347.56 yd²

19628676.22 cm²

48.50 cents

0.485035 acres

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

Instrument # 292035
IDAHO CITY, BOISE COUNTY, IDAHO
12-30-2025 08:56:09 AM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE INSURANCE
MARY T. PRISCO Fee: \$15.00
Ex-Officio Recorder Deputy Shirley George
Index to: DEEDS
Electronically Recorded by Simplifile



AFTER RECORDING MAIL TO:

Scott Shay and Rizza Shay
P.O. Box 785
Idaho City, ID 83631

WARRANTY DEED

File No.: 4103-4336539 (AG)

Date: **December 22, 2025**

For Value Received, **Dedra Rosendale Successor Trustee, of the Maureen G. Murphey-Daly Trust, U/T/A dated the 18th day of July, 1996, and any amendments thereto**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Scott Shay and Rizza Shay, husband and wife**, hereinafter referred to as Grantee, whose current address is **P.O. Box 785, Idaho City, ID 83631**, the following described premises, situated in **Boise County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Boise, State of Idaho, described as follows:

Lot 1 in Block 1 of GOLD HILL SUBDIVISION, according to the plat thereof, recorded as Instrument No. 75756, records of Boise County, Idaho.

APN: RPI00080010010

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.



AFTER RECORDING MAIL TO:

Scott Shay and Rizza Shay
P.O. Box 785
Idaho City, ID 83631

WARRANTY DEED

File No.: 4103-4336539 (AG)

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**BOISE COUNTY TREASURER
BOISE COUNTY**

PO BOX 1300
IDAHO CITY ID 83631
TELEPHONE: (208) 392-4441

TAX MASTER INQUIRY

PARCEL NUMBER
RPI00080010010

TAX CODE AREA
001-001

LEGAL DESCRIPTION
T6N R5E SEC 26 IC
GOLD HILL SUB
BLK 1 LOT 1

PRIMARY PROPERTY ADDRESS
100 PLACER ST
IDAHO CITY ID 83631

SHAY SCOTT MICHAEL
SHAY RIZZA
[REDACTED]
IDAHO CITY ID 83631

BALANCE DUE	INTEREST DATE 04/06/2026
Paid in Full	BALANCE AS OF 04/06/2026 3:38 pm
TOTAL	

Tax Year	Assessment Roll	Bill Number: 269146		
2025	PRIMARY	FIRST HALF	SECOND HALF	FULL YEAR
TAX / CERTIFICATION				
Charges	\$	266.97	\$ 266.97	\$ 533.94
Adjustments	\$	0	\$ 0	\$ 0
Payments	\$	-266.97	\$ -266.97	\$ -533.94
LATE CHARGE				
Charges/Adjustments	\$	0	\$ 0	\$ 0
Payments	\$	0	\$ 0	\$ 0
FEEs				
Charges/Adjustments	\$	0	\$ 0	\$ 0
Payments	\$	0	\$ 0	\$ 0
INTEREST				
Charges/Adjustments	\$	0	\$ 0	\$ 0
Payments	\$	0	\$ 0	\$ 0
AMOUNT DUE	\$	0	\$ 0	\$ 0

VALUATION	
TAXABLE VALUE:	\$ 92,400

CHARGES	
Tax Code Area: 001-001	Levy: 0.005651945
Tax Charge:	\$ 522.24
Certifications:	\$ 11.70
TOTAL CHARGES:	\$ 533.94



AFTER RECORDING MAIL TO:

Scott Shay and Rizza Shay

Idaho City, ID 83631

49
41
24
DOCUMENTS HEREBY
READ AND APPROVED

WARRANTY DEED

File No.: 4103-4336539 (AG)

Date: December 22, 2025

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File No.: 4103-4336539

Printed: 12/22/2025, 4:09 PM

Officer/Escrow Officer: Amy Gunning/AG

Settlement Location:

2025 E Riverside Drive, Ste 140, Eagle, ID 83616

First American Title Insurance Company

2025 E Riverside Drive, Ste 140 • Eagle, ID 83616

Phone: (208)938-6740 Fax: (866)395-5707

Final Settlement Statement



First American Title™

Property Address: 100 Placer Street, Idaho City, ID 83631

Buyer: Scott Shay, Rizza Shay

Seller: Maureen G. Murphey-Daly Trust

Lender:

Settlement Date: 12/30/2025

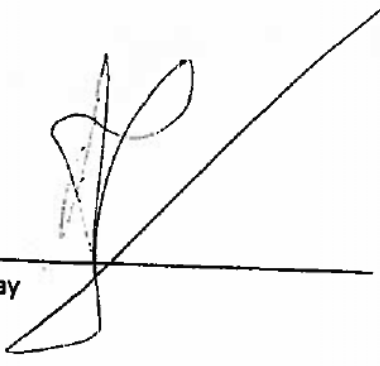
Disbursement Date: 12/30/2025

Description	Buyer	
	Debit	Credit
Financial		
Sale Price		
Deposit: Receipt No. 410360644 on 12/22/2025 by Scott Shay/ Rizza Shay	84,000.00	
		2,000.00
Prorations/Adjustments		
County Taxes 12/30/25 to 01/01/26 @\$533.94/yr	2.93	
Title Charges & Escrow / Settlement Charges		
Eagle Owner's Policy to First American Title Insurance Company	63.00	
e-Recording Fee to First American Title Insurance Company	2.25	
Escrow/Closing Fee to First American Title Insurance Company	250.00	
Government Recording and Transfer Charges		
Record Warranty Deed-First to Boise County Recorder	15.00	
Subtotals		
Due From Buyer	84,333.18	2,000.00
Totals	84,333.18	82,333.18
	84,333.18	84,333.18

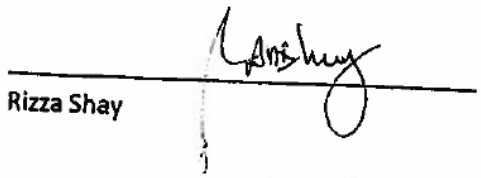
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First American Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

Buyer(s):

A handwritten signature in black ink, appearing to be 'Scott Shay', written over a horizontal line. The signature is stylized and somewhat illegible.

Scott Shay

A handwritten signature in black ink, appearing to be 'Rizza Shay', written over a horizontal line. The signature is stylized and somewhat illegible.

Rizza Shay

A handwritten signature in black ink, appearing to be 'Amy Gunning', written over a horizontal line. The signature is stylized and somewhat illegible.

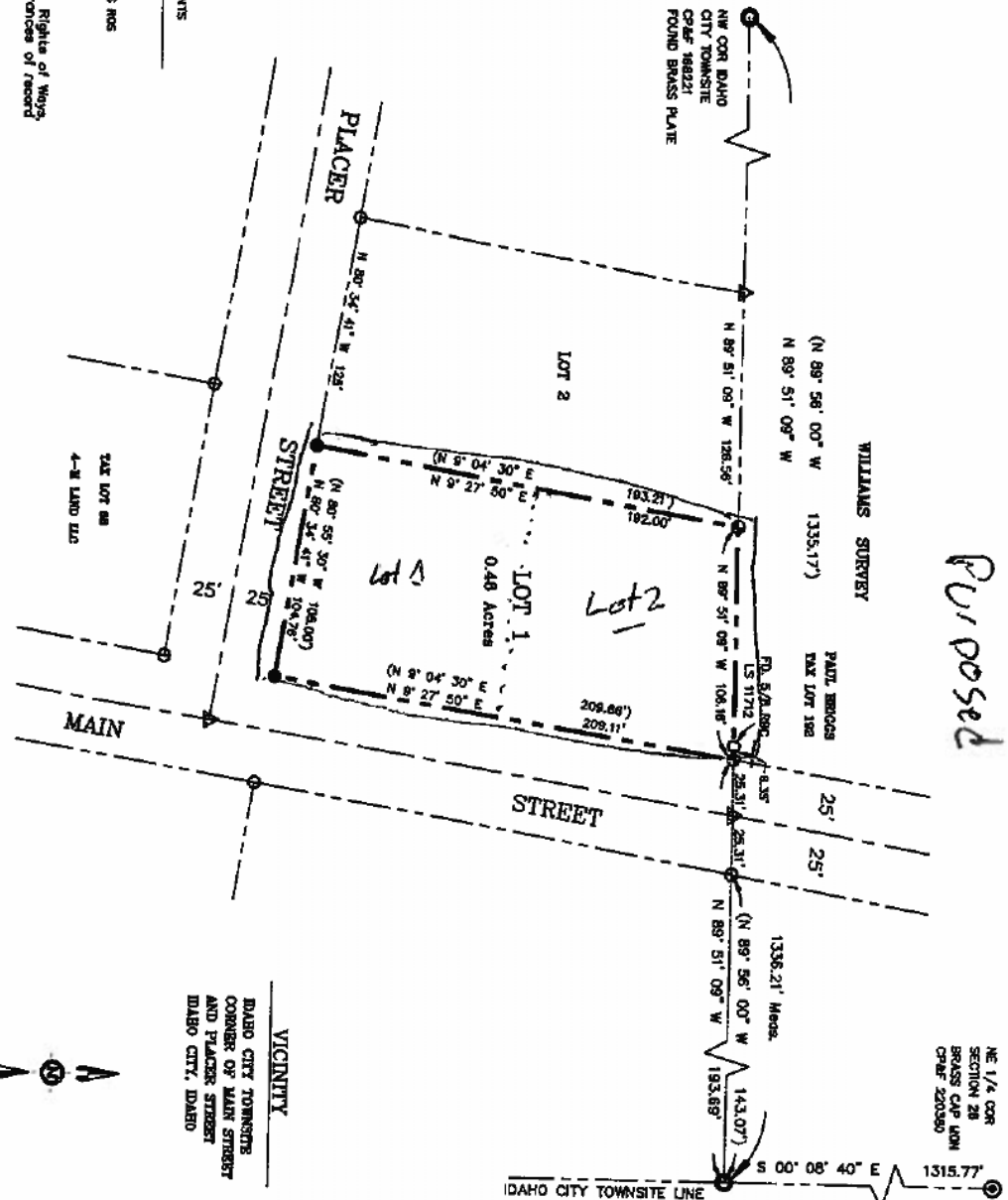
Escrow Officer: Amy Gunning



100 Placer Str.

RECORD OF SURVEY
BOUNDARY SURVEY LOT 1, BLK 1
GOLD HILL SUBDIVISION
IDAHO CITY TOWNSITE
 SE 1/4, NW 1/4, SECTION 26, T.6N., R.6E., B.M., BOISE COUNTY, IDAHO
 SCOTT & RIZZA SEAY

Instrument # 292442
 IDAHO CITY, BOISE COUNTY, IDAHO
 2-13-2026 03:56:56 PM No. of Pages: 1
 Recorded for: SUNDANCE LAND SURVEYS
 MARY T. PRISCO Fee: 5.00
 Ex-Officio Recorder Deputy *Mary T. Prisco*
 Index to: RECORD OF SURVEY



BOISE COUNTY RESTRICTIONS OF RECORDS
 GOLD HILL SUBDIVISION
 RES 20007
 RES 15914
 TAX 182, WILLIAMS-SEAY RES

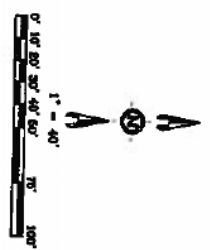
Subject to:
 All Easements, Rights, Rights of Way, and all other encumbrances of record or implied.
 Boise County Planning & Zoning.
 After the date of this report and comply with the Boise County Planning and Zoning procedures and requirements as stated within the Unified Land Use Ordinance.

CERTIFICATE OF SURVEYOR

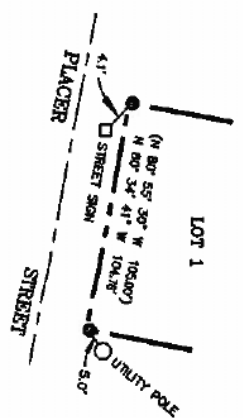
I, M. AARON BELL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16 OF THE IDAHO CODE.



The recording of this Record of Survey does not enable the owners of these parcels to convey ownership based solely on this map. A written conveyance, such as a deed, is required to transfer title. This Record of Survey does not serve as a Legal Description for the parcels shown on this map. SUNDANCE LAND SURVEYS assumes no liability for current or future compliance with applicable Planning and Zoning Ordinances. This survey conforms to the present Land use Ordinance/Requirements per Boise County Planning & Zoning.



- LEGEND:**
- FOUND BRASS CAP N 1/4 SECTION 26 CAP 220390
 - FOUND ALUMINUM CAP, COR. IDAHO CITY TOWNSITE OR AS NOTED
 - SET 1 1/4" PLASTIC CAP ATOP POUND 5/8" BEARER PLS 15619
 - SET 1 1/4" PLASTIC CAP ATOP SET 5/8" x 1 24" BEARER PLS 15618
 - POUND 5/8" BEARER PROPERTY CORNER OR AS NOTED
 - △ CALCULATED CORNERS
 - PROPERTY BOUNDARY LINES
 - ADJACENT PROPERTY LINES
- Surveyor's Narrative:**
 The Basis of Bearing for this survey was established by GPS observations, projected to the Idaho state plane coordinate system, NAD 83 datum, West Zone. All bearings shown are on grid azimuth, all distances shown are measured on the ground. Refer to the survey drawing for line and corner descriptions and distances held for survey of Townsite Corner and the NW Idaho City Townsite Corner.



RECORD OF SURVEY
BOUNDARY SURVEY LOT 1
 BOISE
 SCOTT & RIZZA SEAY
 100 PLACER STREET
 IDAHO CITY, IDAHO 83401

SUNDANCE LAND SURVEYS
 202 MAIN STREET
 IDAHO CITY, ID. 83691

M. AARON BELL
 PLS 15918



City of Idaho City Planning and Zoning Commission
LOT LINE ADJUSTMENT – LOT COMBINATION – RP190010000440 and
RP _____

Also known as Lot 44 and Lot 45 of Mores Creek Crossing

Findings of Fact, Conclusions of Law and Recommendation to the Idaho City Council

04/13/2026

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.

Decision and Recommendation to the City of Idaho City Mayor and City Council

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.

Approval recommended with these recommendations:

Land owners must provide city staff, when received:

- 1) Completed survey
- 2) Recorded deed for lot # 45

But these are not conditions of approval as this is not currently required by ordinance.

APPROVED this 20th day of April, 2026.

PLANNING AND ZONING COMMISSION
CITY OF IDAHO CITY, IDAHO



Marc Carignan, Chair

Lot split and Lot Line Adjustment Checklist

only to be used for splitting into two parcels; more than one split requires a subdivision application.

A Lot Split and/or Lot Line Adjustment request does not require a public hearing and will be scheduled for a regular City Council meeting as a regular agenda item after Planning and Zoning administrator approval.

Project name: <i>Moose Creek Crossing Lot 44 Lot 45 Line Adjustment</i>	Applicant: <i>Kody SHAY JAYDE SHAY</i>
---	--

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
	Completed and signed Commission & Council Review Application.	
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or reason for the lot line adjustment.	
✓	Legal description of the property: Include a meets & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description. Please provide Block and Lot Number.	
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	
✓	Proof of taxes current and/or paid	
	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	
✓	A sketch or map showing the proposed Lot split or lot line adjustment. The sketch or map shall include the following information: <ul style="list-style-type: none"> ◊ Current lot size including dimensions, square footage and street frontage. ◊ Proposed new location of the lot line and new dimensions, square footage and street frontages. ◊ Streets, surrounding land uses, etc. 	

Note: Only one copy of the above items needs to be submitted when applying for multiple applications.

This application shall not be considered complete until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the fees due, additional copies needed, etc.

State of Idaho)
) ss.
County of Boise)

City of Idaho City AFFIDAVIT OF LEGAL INTEREST

City of Idaho City
P.O. Box 130
Idaho City, ID 83631
Phone: (208) 392-5484

I, Kody Shay Jayde Shay, 1677 S Movado Way Suite C102
Name Address
Meridian ID 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to _____
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Idaho City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Idaho City staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 15th day of April, 2026

Kody Shay Jayde Shay
Signature

Subscribed and sworn to before me the day and year first above written.

Dawn K. Hickman
Notary Public for Idaho

Residing at: Boise, ID

My commission expires: 2-19-2028



Mores Creek crossing lot line adjustment

Kody Shay and Jayde Shay

We are requesting a lot line adjustment in Mores Creek crossing with lot 44 and lot 45. Attached is the Hoa approval.

We are asking to move the lot line that separates lot 44 and lot 45. Moving the center lot line back to lot 44 west side. It would be the lot line of N03 30'53"W (122.76 feet line)

Both lots are very small and with the setbacks it makes it very difficult to build on them. This will allow us to be able to build our home on the property. Lot 45 is a corner lot and the setbacks of 25 feet front, and 25 feet back makes it almost impossible to build on. By doing this lot line adjustment with lot 44 and 45 we can build and meet all setbacks. Last year the city approved the same situation in Mores creek crossing I believe.

Attached is lot 44 QUITCALIM DEED from my dad Steve Shay to me and Jayde to be able to do this.

With this lot line adjustment, we can continue and build our first home, we are excited to be in Idaho city and look forward to the great opportunity.

Thank you very much

Kody shay and Jayde shay



This document provided courtesy RESTRICTIONS COVENANTS by the Registering Comarants filed as Instrument No. 108540 of Public Records, Idaho.

MORES CREEK CROSSING

A PORTION OF THE IDAHOAN PLACER MINERAL SURVEY 1941, SITUATED IN THE S.E. 1/4 OF SECTION 26, T.16 N., R.12 E., B.M., BOISE COUNTY, IDAHO ROYLANCE & ASSOCIATES P.A. - 1982

TABLE

NUMBER	CURVE	CHORD-BEARINGS	RADIUS	DELTA	ARC	TANGENT
1	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
2	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
3	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
4	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
5	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
6	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
7	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
8	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
9	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
10	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
11	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
12	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
13	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
14	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
15	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
16	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
17	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
18	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
19	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
20	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
21	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
22	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
23	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
24	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
25	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
26	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
27	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
28	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
29	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
30	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
31	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
32	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
33	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
34	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
35	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
36	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
37	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
38	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
39	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
40	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
41	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
42	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
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44	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
45	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
46	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
47	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
48	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
49	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
50	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
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52	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
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55	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
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57	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
58	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
59	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
60	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
61	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
62	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
63	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
64	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
65	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
66	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
67	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
68	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
69	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11
70	58°11'24.12"	58°11'24.12"	100.00	58.11	100.00	58.11

ACREAGE TABLE

LOT	AREA	LOT	AREA	LOT	AREA
1	0.43	11	0.25	21	0.08
2	0.43	12	0.25	22	0.08
3	0.43	13	0.25	23	0.08
4	0.43	14	0.25	24	0.08
5	0.43	15	0.25	25	0.08
6	0.43	16	0.25	26	0.08
7	0.43	17	0.25	27	0.08
8	0.43	18	0.25	28	0.08
9	0.43	19	0.25	29	0.08
10	0.43	20	0.25	30	0.08
11	0.43	21	0.25	31	0.08
12	0.43	22	0.25	32	0.08
13	0.43	23	0.25	33	0.08
14	0.43	24	0.25	34	0.08
15	0.43	25	0.25	35	0.08
16	0.43	26	0.25	36	0.08
17	0.43	27	0.25	37	0.08
18	0.43	28	0.25	38	0.08
19	0.43	29	0.25	39	0.08
20	0.43	30	0.25	40	0.08
21	0.43	31	0.25	41	0.08
22	0.43	32	0.25	42	0.08
23	0.43	33	0.25	43	0.08
24	0.43	34	0.25	44	0.08
25	0.43	35	0.25	45	0.08
26	0.43	36	0.25	46	0.08
27	0.43	37	0.25	47	0.08
28	0.43	38	0.25	48	0.08
29	0.43	39	0.25	49	0.08
30	0.43	40	0.25	50	0.08
31	0.43	41	0.25	51	0.08
32	0.43	42	0.25	52	0.08
33	0.43	43	0.25	53	0.08
34	0.43	44	0.25	54	0.08
35	0.43	45	0.25	55	0.08
36	0.43	46	0.25	56	0.08
37	0.43	47	0.25	57	0.08
38	0.43	48	0.25	58	0.08
39	0.43	49	0.25	59	0.08
40	0.43	50	0.25	60	0.08
41	0.43	51	0.25	61	0.08
42	0.43	52	0.25	62	0.08
43	0.43	53	0.25	63	0.08
44	0.43	54	0.25	64	0.08
45	0.43	55	0.25	65	0.08
46	0.43	56	0.25	66	0.08
47	0.43	57	0.25	67	0.08
48	0.43	58	0.25	68	0.08
49	0.43	59	0.25	69	0.08
50	0.43	60	0.25	70	0.08
51	0.43	61	0.25	71	0.08
52	0.43	62	0.25	72	0.08
53	0.43	63	0.25	73	0.08
54	0.43	64	0.25	74	0.08
55	0.43	65	0.25	75	0.08
56	0.43	66	0.25	76	0.08
57	0.43	67	0.25	77	0.08
58	0.43	68	0.25	78	0.08
59	0.43	69	0.25	79	0.08
60	0.43	70	0.25	80	0.08
61	0.43	71	0.25	81	0.08
62	0.43	72	0.25	82	0.08
63	0.43	73	0.25	83	0.08
64	0.43	74	0.25	84	0.08
65	0.43	75	0.25	85	0.08
66	0.43	76	0.25	86	0.08
67	0.43	77	0.25	87	0.08
68	0.43	78	0.25	88	0.08
69	0.43	79	0.25	89	0.08
70	0.43	80	0.25	90	0.08
71	0.43	81	0.25	91	0.08
72	0.43	82	0.25	92	0.08
73	0.43	83	0.25	93	0.08
74	0.43	84	0.25	94	0.08
75	0.43	85	0.25	95	0.08
76	0.43	86	0.25	96	0.08
77	0.43	87	0.25	97	0.08
78	0.43	88	0.25	98	0.08
79	0.43	89	0.25	99	0.08
80	0.43	90	0.25	100	0.08

NOTES

- A 12' Utility E. Driveway Estimation exists inside all lot lines along roads and the subdivision boundary, and a 12' easement will be granted on all interior lot lines.
- Lots shall not be released in site without prior approval of the appropriate Health Authority.
- All areas shown are approximate and for tax purposes only.
- Utility & Driveway Estimations along roads may also be used as a road right-of-way easement and for snow storage.
- All roads shown herein are private roads and do not conform to Boise County standards. Therefore no feeless (except emergency in nature) will be granted by the County. However, roads will be constructed to Idaho City construction standards.
- Right-of-way information for Idaho State Highway No. 21 shall not show it of from Section M, Route No. 25 and sheet 4 of plans for Section G, Page No. 25.

SUMMARY RESTRICTIONS IN FORCE UNDER TITLE 50, CHAPTER 13, IDAHO CODE

Map No. 108540

10-12-82 E.L.S.

ROYLANCE & ASSOCIATES P.A.

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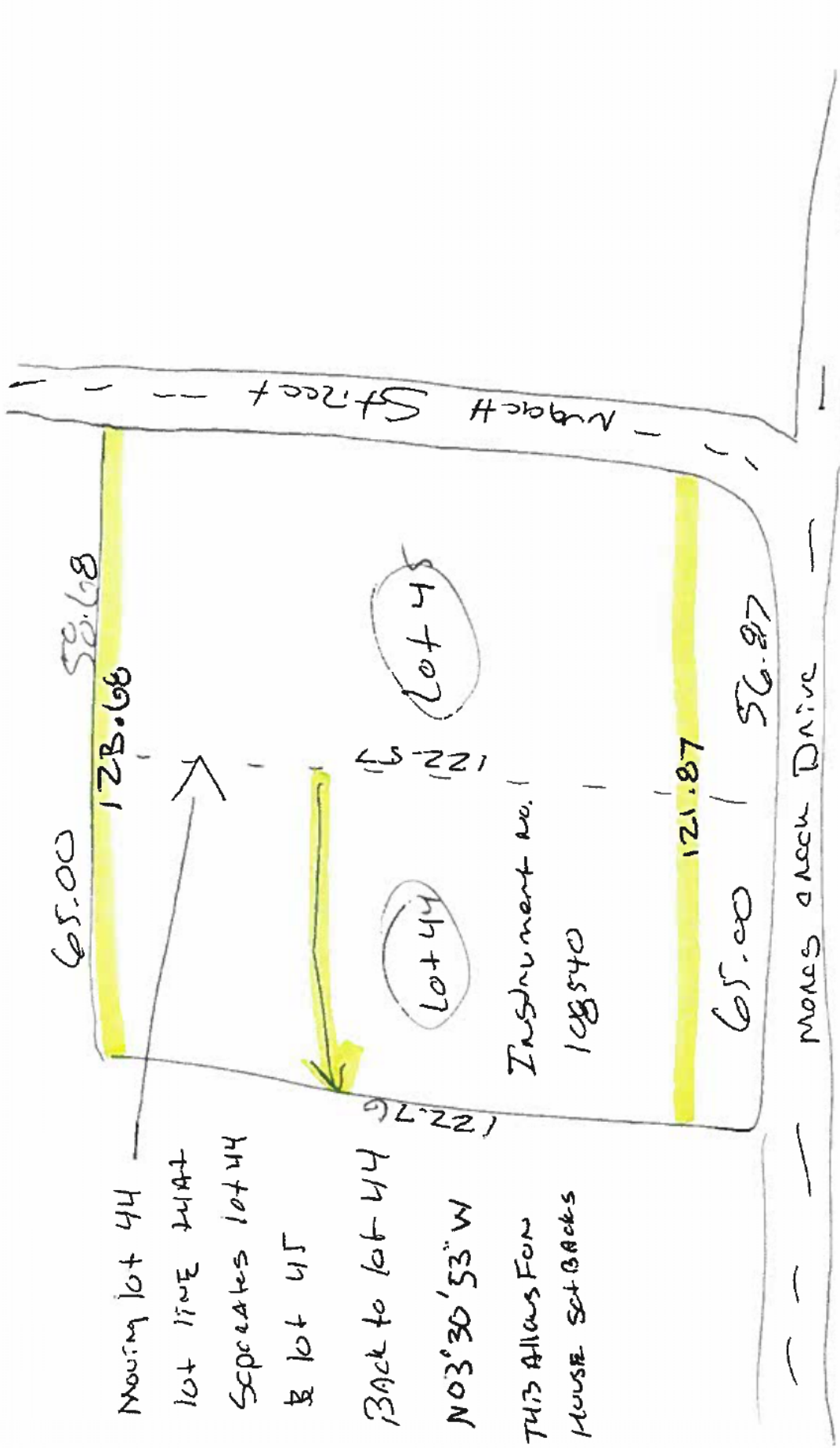
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Moving lot 44
 lot line that
 separates lot 44
 & lot 45
 Back to lot 44
 N03°30'53" W
 THIS ALLOWS FOR
 HOUSE SETBACKS

Instrument No.
 108540

Lot 45

Lot 44

58.68

128.68

65.00

122.76

122.76

121.87

65.00

56.87

Nuebach Street

MORNS CREEK DRIVE

NEW LOT SIZE

Shay, Steve

From: Ryan Heffington [REDACTED]
Sent: Friday, April 10, 2026 2:44 PM
To: Shay, Steve
Subject: Re: [EXTERNAL]

HOA does not mind if you join your lots together just know you'll have two HOA fees because the theoretically you still have two lots.

Get Outlook for IQS

From: Shay, Steve [REDACTED]
Sent: Friday, April 10, 2026 2:35:05 PM
To: Ryan Heffington [REDACTED]
Subject: [EXTERNAL]

Hello Ryan,

Kody and Jayde have come up with a solution for building their house in mores creek crossing. As we have talked, we are asking for the Hoa's approval to combine lot 44 which they own and lot 45 which they own into 1 single lot. we understand there will still be 2 separate Hoa fees. With your approval we will then go to the city planning and zoning for there approval and the council to approve. Once approved by city we will supply the Hoa with the city's approval.

Thank you from the Shays

04/09/2026

lot 45 PAID ✓



RECEIPT Drawer: 4205 04/10/26
Trans#: 4 09:50:44
*****2505
Regular Payment - 10
\$41,519.43

Spring renovations? Your home's equity can help you finance them. Ask us how.

To: Kody Shay
Attn: Kody
Fax: () -
Email: [REDACTED]
Reference No: 18112505 Shay



Member FDIC
Deposits may not be available for immediate withdrawal

LOAN PAYOFF QUOTE – GOOD THROUGH 04/10/2026

Loan Number: 18112505
Borrower Name: Kody Shay
Property Address: NHN Mores Creek Dr, Idaho City, Idaho 83631-0000
Boise County

Principal Balance: \$41,346.32
Accrued Interest: \$ 94.31
Late Charges: \$0.00
Other Charges: \$0.00
Reconveyance and Recording Fee: \$78.80
Mortgage Insurance Premium(s): \$0.00

TOTAL PAYOFF AMOUNT: \$41,519.43

Escrow Balance: \$132.05

Next Payment Due Date: 05/01/2026
Daily Interest: \$10.48000

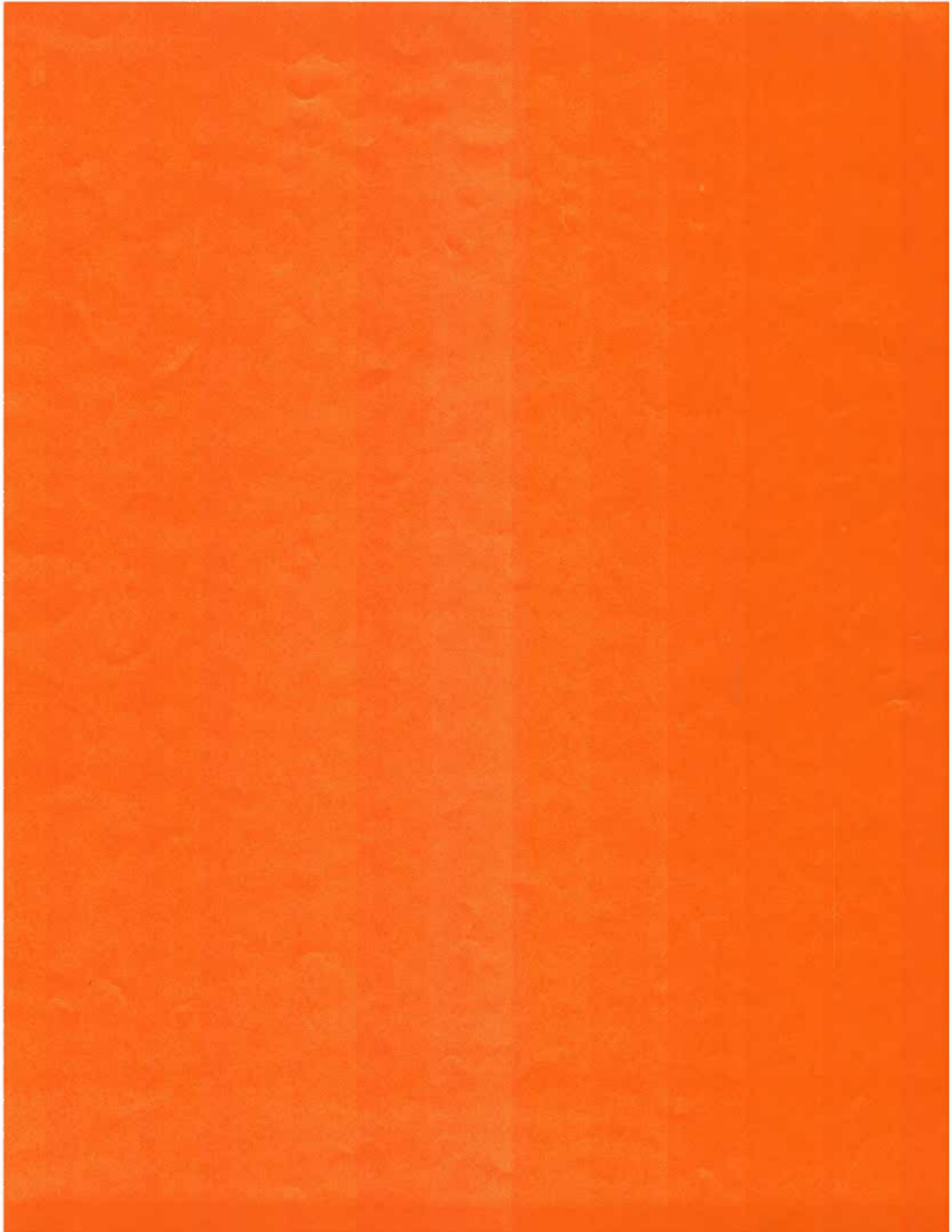
Please request an updated payoff quote prior to remitting funds to avoid shortages. Payoff amount may change if:

- We receive the payoff funds after the payoff quote good-through date.
- A late charge is assessed. Regularly scheduled loan payments will continue to be due until the loan is paid in full. A late charge will be assessed and added to the payoff funds if the regularly scheduled payment or the payoff is not received prior to the late charge date.
- Additional escrow item(s) are paid. Banner Bank will pay all escrowed tax and insurance payments approximately 30 days prior to the due date until receipt of payoff funds unless notified in writing to do otherwise.

If this statement was ordered by a closing agent, you are required to provide a copy to the mortgagor prior to closing.

Banner Bank Mortgage Loan Payoffs • 10 South First Ave, P.O. Box 907, Walla Walla, WA 99362
509-524-5069 • 800-272-9933 Ask for Mortgage Payoffs • Payoff Fax: 509-526-8835
MPOQTI-1025 Email: MortgagePayoffs@bannerbank.com • www.bannerbank.com • Member FDIC





UTILITY BILLING SYSTEM Report ID: 1086

CITY OF IDAHO CITY

08:44:16 - 04/22/2026

ADJUSTMENTS

For Postdate from 04/01/2026 to 04/22/2026 Ordered by ADJUSTMENT NUMBER from AP and Year 4 - 2026

JOURNAL - Specific

ALL ADJUSTMENT NUMBERS

Type

ALL ACCOUNTS

ADJUSTMENT TYPES: BILLING CORRECTION CONSUME CORRECTION NO ADJUSTMENT TYPE NSF FEE
ON/OFF FEE RE-READ

Adjustment Number	Customer Name	Account	Route - Meter	Type	Post Date
Description	Service			Amount	
13703	[REDACTED]	20028-02	02-28.02		
	ADJUSTMENT	WATER USAGE		-58.26	04/15/2026
COMMENTS: Property sold 4/15/26 - account had over estimated winter reading of 161995 and the actual reading on 4/15 was 158085 leaving a credit of \$58.26 that is adjusted back to owner.				Subtotal for Account 20028-02	-58.26

Grand Total of Adjustments: -58.26

Account	Route - Meter Fund - Service	Customer Name	Service Address	Balance	User Type	Past Due
20002-00	02-02	[REDACTED]	305 ELK CREEK ROAD		RESIDENTIAL	
	51 - WATER BASE	<i>Shut off</i>		327.60		282.08
	51 - WATER USAGE					
	51 - DEQ - DW1104	<i>last PD 2/3/26</i>		99.81		78.06
	52 - SEWER			187.15		149.72
	51 - WATER LATE FEE			59.98		26.77
	52 - SEWER LATE FEE			29.72		14.75
	51 - ON/OFF FEE			140.00		140.00
	51 - OVERPAYMENT					
			Subtotal for Account 20002-00	844.26		671.38
20126-00	02-126	[REDACTED]	316 W WALULLA STREET		RESIDENTIAL	
	51 - WATER BASE	<i>Shut off</i>		393.12		327.60
	51 - WATER USAGE					
	51 - DEQ - DW1104	<i>last PD 2/5/26</i>		116.25		94.50
	52 - SEWER			224.58		187.15
	51 - WATER LATE FEE			39.76		
	52 - SEWER LATE FEE			18.72		
	51 - ON/OFF FEE			70.00		70.00
	51 - OVERPAYMENT					
			Subtotal for Account 20126-00	862.43		679.25
20131-00	02-131	[REDACTED]	116 COTTONWOOD STREET		RESIDENTIAL	
	51 - WATER BASE	<i>Shut off</i>		1244.68		1179.36
	51 - WATER USAGE					
	51 - DEQ - DW1104	<i>last PD 9/26/24</i>		359.25		337.50
	52 - SEWER			698.09		660.86
	51 - WATER LATE FEE			1146.61		1028.67
	52 - SEWER LATE FEE			715.98		649.91
	51 - ON/OFF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20131-00	4164.61		3856.10
20139-00	02-139	[REDACTED]	109 COMMERCIAL STREET		RESIDENTIAL	
	51 - WATER BASE	<i>Agreement</i>		262.08		196.56
	51 - WATER USAGE			28.90		21.45
	51 - DEQ - DW1104	<i>PD #100 4/16/26</i>		87.00		65.25
	52 - SEWER			161.57		144.14
	51 - WATER LATE FEE					
	52 - SEWER LATE FEE			4.65		4.65
	51 - NSF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20139-00	563.90		432.05
20163-00	02-163	[REDACTED]	2 SUMMERVOLD ROAD		RESIDENTIAL	
	51 - WATER BASE	<i>Shut off</i>		655.20		589.68
	51 - WATER USAGE			8.86		8.21
	51 - DEQ - DW1104	<i>last PD 7/29/25</i>		204.00		182.25
	52 - SEWER			327.49		260.70
	51 - WATER LATE FEE					
	52 - SEWER LATE FEE					
	51 - ON/OFF FEE			70.00		70.00
	51 - OVERPAYMENT					
			Subtotal for Account 20163-00	1265.35		1110.84
20168-00	02-168	[REDACTED]	3888 HIGHWAY 21		COMMERCIAL	
	51 - WATER BASE	<i>Agreement</i>		589.68		393.12
	51 - WATER USAGE			1264.38		879.59
	51 - DEQ - DW1104	<i>PD 890 4/20/26</i>		89.25		59.50
	52 - SEWER			449.20		336.90
	51 - WATER LATE FEE					
	52 - SEWER LATE FEE					
	51 - ON/OFF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20168-00	2392.51		1669.11

Total Balance: 10093.26
Total Past Due: 8418.73