

AGENDA
IDAHO CITY PLANNING AND ZONING COMMISSION IDAHO CITY
HALL
511 MAIN STREET, IDAHO CITY, ID 83631 July 14,
2026
6:00 P.M.
REGULAR MEETING AND PUBLIC HEARING

CALL TO ORDER 6:06

I. ROLL CALL TO ESTABLISH QUORUM

Marc Carignan Present
Jon Adams Present
Greg Neubert Present
Gary Secor Present
Quorum established

II. REVIEW AGENDA

III. PUBLIC COMMENTS

IV. PLANNING & ZONING ADMINISTRATOR UPDATE

Future adoption of the 2018 International Building Code
RV Ordinance Review will be needed after adoption of 2018 Code

V. APPROVAL OF MINUTES -ACTION ITEM

June 9, 2026 Regular Meeting

Jon Adams made a motion to approve
Greg Neubert seconded the motion
No additional discussion
All voted in favor

VI. OLD BUSINESS

VII. NEW BUSINESS – ACTION ITEM

1.Variance Application – ACTION ITEM

100 Placer Street – Gold Hills Subdivision

The commission members deliberated extensively.

Jon Adams made a motion to approve
Gary Secor seconded the motion
Discussion summarized in the notes below
Votes:

<i>Jon Adams</i>	<i>Yes</i>
<i>Marc Carignan</i>	<i>Yes</i>
<i>Greg Neubert</i>	<i>No</i>
<i>Gary Secor</i>	<i>Yes</i>

Findings of Fact

1. Current ordinance requires the following setbacks for a residential property:

D. Schedule of Area and Height Reg					
	R	C	I	G	MU
Maximum height:	35'	35'	35'	35'	35'
Minimum Yard requirements:					
Front	25'	25'	0'	12'	10'
Rear	25'	10'	0'	20'	15'
Side	20'	5'	0'	0'	0'

2. The subject property is a corner lot, the owner is proposing 25' setbacks for both the "front" and the "side" so that the setbacks are uniformly 25' from each street, which preserves the desired aesthetic from the street.
3. The application and fees were paid and deemed complete by the P&Z Administrator.
4. Applicant desires to REDUCE a rear setback from 20 feet to 16 feet
5. This parcel is within the current city limits of Idaho City.
6. This application does not require a public hearing,
7. The Planning and Zoning Commission deliberated a decision.
8. Commissioners were not unanimous about the recommendation, so key considerations are provided to City Council and the Mayor:
 - a. The approved lot split created two smaller lots that reduced the buildable footprint, and the split was approved assuming the owner understood the setback requirements and the constraints being created. Commissioners questioned the reasoning behind granting a variance as the owner should have been aware of the impact of the original split.
 - b. The owner updated the site plan and noted that they could not meet the setback requirements if the two sides facing streets (since this is a corner lot and both street setbacks were set at 25 feet.
 - c. The owner argues that the variance is consistent with the existing character of the neighborhood, with other sites having narrower setbacks because of the age of the neighborhood, including an adjacent property.
 - d. A majority of the commissioners voted to approve the variance.

Conclusions of Law

1. All related City Ordinance requirements were met by the applicants.
2. The variance 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 setback variance.

2. Lot Combination Question – DISCUSSION ITEM

Questions were posed to commissioners. In summary, owner was advised to secure a complete survey, and to legally address all easement concerns raised by an adjacent landowner.

3. Letter of Intent – Aaron Bell – ACTION ITEM

Mr. Bell's letter of intent was reviewed, and Mr. Bell was interviewed; all commissioners were impressed with his qualifications and desire to serve the community.

Greg Neubert made a motion to recommend City Council appoint Mr. Bell to the Planning and Zoning Commission.

Jon Adams Seconded the motion

All were in favor

4. 101 Walulla Variance / Zone Change DISCUSSION ITEM

Commissioners engaged owner and representative in discussion regarding the possibility of a variance and a zone change. After a good discussion. Commissioners offered the following guidance:

1. P&Z is ready to approve zoning change
2. P&Z recommends addressing all site and title issues as recommended by surveyor
3. P&Z is prepared to recommend setback variance
4. Will need a foundation
5. Will need building permit
6. Will require electrical permit through state

ADJOURN

7:51

This institution is an equal opportunity provider. Any persons needing special accommodations to participate in the above noticed meeting should contact Idaho City Hall at 208-392-4584 prior to the meeting at 511 Main Street.

Two handwritten signatures in black ink. The signature on the left is written in a cursive, flowing style. The signature on the right is also cursive but appears more stylized and compact.