

MINUTES
IDAHO CITY PLANNING AND ZONING COMMISSION
IDAHO CITY HALL
511 MAIN STREET, IDAHO CITY, ID 83631
August 8, 2022

6:00 P.M.
REGULAR MEETING
AMENDED

Join Zoom Meeting

<https://us02web.zoom.us/j/82253763034?pwd=VFpybUdYcnowZUEvT1pJMUcwUEEwQT09>

Meeting ID: 822 5376 3034
Passcode: 149830

Minutes

CALL TO ORDER AT 6:00 PM

ROLL CALL: Adams , Carignan, Hayes, Neubert, Present. Secor, Absent

Quorum established.

Clerk – Nancy Ptak in attendance

I. REVIEW AGENDA

74-204 (4) An agenda may be amended after the start of a meeting upon a motion that states the reason for the amendment and states the good faith reason the agenda item was not included in the original agenda posting. Final action may not be taken on an agenda item added after the start of a meeting unless an emergency is declared necessitating action at that meeting. The declaration and justification shall be reflected in the minutes.

Agenda reviewed, motion made by Carignan, seconded by Adams, voted yes by Neubert and Hayes to amend agenda to add an item in bold pursuant to IC74-204 (4): "Appoint Idaho City Planning and Zoning Commission Chairperson and Co-Chairperson", and to reorder the agenda items to perform this task first so there is an active Chair conducting the meeting.

II. APPOINT IDAHO CITY PLANNING AND ZONING COMMISSION CHAIRPERSON AND CO-CHAIRPERSON

Members asked for volunteers, and clarification of duties of each position. Marc Carignan volunteered for the Chair position and Jon Adams volunteered for the Co-Chair Position.

Motion made by Hayes to appoint Marc Carignan as Chairperson and Jon Adams as Co-Chairperson of the Idaho City Planning and Zoning Commission, Seconded by Neubert. Ayes, Adams, Carignan, Hayes, Neubert Nays, None

III. APPROVAL OF MINUTES – ACTION ITEM

1. MARCH 14, 2022
2. MAY 9, 2022
3. JUNE 13, 2022

No action taken. To be added to next month's agenda.

IV. OLD BUSINESS

1. SET DATE FOR PUBLIC HEARING FOR CONSENT TO VOLUNTARY ANNEXATION-GARY T SECOR AND NANCY A HOLBERT **ACTION ITEM**

Commission members reviewed the submitted application.

Commission members will bring the following question to the City Council and legal counsel:

Is there environmental liability to the city in annexing the property if the property has any ground contamination from prior use or prior underground fuel storage?

1. *Has the subject property ever had a Phase 1 Environmental Site Assessment?*

2. Should one be requested, and a clean assessment be presented, before the annexation is approved?

The Commission requested that the Clerk send the following questions to the applicant. This additional information is required before the Commission can set a public hearing date. These will also be communicated to the City Council:

The application did not have an adequate statement of purpose with, at minimum, identification of the types and how many businesses are intended to be placed on the property.

1. Please elaborate on the planned use of the property; the Commission must be able to determine whether the planned business(es) conform with the Comprehensive Plan and Zoning Matrix.
2. What will be the planned water usage?
3. What will be the planned sewer usage?
4. Are there other potential city services impacts?
5. Are the planned business(es):
 - a. High occupancy rentals
 - b. High pollution
 - c. High noise
 - d. High traffic

V. NEW BUSINESS

1. INTRODUCE NEW MEMBERS
2. LOT SPLIT FOR TODD AND MICHELLE NIEHOFF – 300 W WALULLA STREET, IDAHO CITY, ID **ACTION ITEM**

Michelle Neihoff was present, she offered the following satisfactory responses and evidence to Commission member's questions:

- Setbacks are in place
- Survey markers are in place and stamped by surveyor
- The pond was originally constructed by the owner and therefore not a protected land feature
- The two lots each have their own approved water and sewer connections including payments made in the past

Therefore, moratorium does not impact these properties

Motion made by Hayes to approve the lot split for Todd and Michelle Niehoff – 30 W Walulla Street, Idaho City, ID, Seconded by Adams. Ayes, Adams, Carignan, Hayes, Neubert. Nays, None

3. LOT COMBINATION FOR KENT AND TIFFANY JOHNSON – MORES CREEK CROSSING LOT 27 AND 28, IDAHO CITY. ID **ACTION ITEM**

No action taken.

VI. UPCOMING MEETINGS:

The Commission will hold a workshop meeting on Monday August 15 to work on land use definitions.

Next regular meeting – September 12, 2022

ADJOURN

Approved this day 12 of Sept, 2022.


Chairman/Co-Chairman


Attest City Clerk Administrator

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.