CITY OF IDAHO CITY

AMENDED AGENDA

REGULAR CITY COUNCIL MEETING
Wednesday, August 27, 2025
6:00 P.M
City Hall, 511 Main Street, Idaho City, ID 83631

Join Zoom Meeting
https://us02web.zoom.us/j/85913106899?pwd=VW51QWRNNGE3eVVsSlhNTHRadGo5QT09
Meeting ID: 859 1310 6899
Passcode: iccouncil

AMENDED AGENDA ITEMS IN BOLD
PURSUANT TO IDAHO CODE § 74-204, THE AGENDA FOR THIS MEETING HAS BEEN AMENDED DUE TO ADDING MAYORS EMERGENCY DECLARATION DUE INCLEMENT WEATHER

CALL MEETING TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE

I. **MAYORS EMERGENCY DECLARATION** ***ACTION ITEM***

II. 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: AUGUST 13, 2025 ***ACTION ITEM***
B. IDAHO CITY EVENT CHECKLIST: ***ACTION ITEM***
C. BILLS/PAYABLES: AUGUST 14, 2025 THROUGH AUGUST 27, 2025 ***ACTION ITEM***

III. 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***

IV. 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***

A. IDAHO CITY DW1104 WATER BOND REPAYMENT RATE INCREASE
B. 2025/2026 FISCAL YEAR BUDGET HEARING

V. ENGINEER'S REPORT

VI. 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***

A. RESOLUTION 2025-02 SCHEDULE OF FEES FOR 2026
B. RESOLUTION 2025-03 WATER & SEWER RATES FOR 2026
C. RESOLUTION 2025-04 RESERVING FORGONE AMOUNT 2026
D. ORDINANCE 391 ANNUAL APPROPRIATION FOR FISCAL YEAR 2025-2026

VII. OLD BUSINESS

A. PROPERTY SWAP WITH SECOR ***ACTION ITEM***

VIII. NEW BUSINESS

A. 2026-4 TRUDY'S KITCHEN LIQUOR LICENSE RENEWAL ***ACTION ITEM***
B. 2026-5 DIAMOND LIL'S LIQUOR LICENSE RENEWAL ***ACTION ITEM***
C. LETTER OF INTENT FROM MEAGHAN MILLER – IDAHO CITY COUNCIL ***ACTION ITEM***
D. ART OF APERTURE PHOTOGRAPHY – RODEO GROUNDS PHOTO SHOOT ***ACTION ITEM***

IX. COMMITTEE REPORTS

A. PARKS & RECREATION COMMISSION
B. HISTORIC PRESERVATION COMMISSION
C. PLANNING & ZONING COMMISSION
    1. LOT SPLIT – HIGHWAY 21 – RPI00000266001 ***ACTION ITEM***
    2. FACTS & FINDINGS – FORMULA BUSINESS ORDINANCE
D. IDAHO CITY CHAMBER OF COMMERCE

X. 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

XI. COUNCIL UPDATES

XII. MAYOR UPDATES

XIII. 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.

XIV. UPCOMING MEETINGS

A. NEXT REGULAR MEETING: SEPTEMBER 10, 2025

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:
Ken Everhart
idahocitymayor1@cityofic.org
Council members:
Tom Secor Jr
Ashley M Elliott
Mari Adams
Ryan Heffington

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 Ptak
idahocityclerk@cityofic.org
Deputy Clerk
Kaleb Goodlett
idahocityoffice@cityofic.org
Utility Billing Clerk
4cityfolk@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

Mayor's Local Disaster Emergency Declaration

WHEREAS, Idaho Code § 46-1011 allows a Mayor to declare a local disaster emergency; and

WHEREAS, Idaho Code § 46-1002(3) defines disaster as the, "imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or manmade cause, including but not limited to fire, flood, earthquake, windstorm, wave action, volcanic activity, explosion, riot, or hostile military or paramilitary action and including acts of terrorism;" and

WHEREAS, the imminent threat of widespread and severe damage or loss of property in the City of Idaho City, Idaho as a result of flooding, constitutes a "disaster"; and

WHEREAS, a declaration activates the response and recovery aspects of applicable local or intergovernmental disaster emergency plans for the furnishing of aid and assistance; and

WHEREAS, Idaho Code § 46-1002(43) provides that an "emergency" includes the imminent threat of a "disaster" or condition threatening life or property that requires state emergency assistance to supplement local efforts to save lives and protect property or to avert or lessen the threat of a "disaster;" and

WHEREAS, an emergency exists because a storm event created an unfilterable level of silt in our source water and threatens life and property in the City of Idaho City, Idaho and requires state emergency assistance to supplement local efforts to protect life and property; and

WHEREAS, Idaho Code § 67-2808 authorizes the Council of the City of Idaho City, Idaho to declare an emergency where that the public interest and necessity demand the immediate expenditure of public money without compliance with formal bidding procedures; and

WHEREAS, an emergency declaration must be filed with the County recorder's office and "given prompt and general publicity."

NOW THEREFORE, the Mayor of the City of Idaho City, Idaho does hereby declare:

That a local disaster emergency exists and that all efforts will be made to protect the citizens and property of the City through activation of all local disaster emergency plans and state emergency assistance; and

That this Local Disaster Emergency shall expire within seven (7) days unless the City Council expressly authorizes the continuance of such Declaration; and that this Declaration of Local Disaster Emergency Declaration of Imminent Threat ("Declaration") shall be promptly filed with the Boise County Recorder's Office; and that prompt and general publicity shall be given by a press release notifying the public of this Declaration.

APPROVED AND ADOPTED this _____ _____ _____

Date Month Year

_____

Mayor

ATTEST:

_____

City Clerk

CITY OF IDAHO CITY

AGENDA
REGULAR CITY COUNCIL MEETING
Wednesday, August 13, 2025
6:00 P.M
City Hall, 511 Main Street, Idaho City, ID 83631

MINUTES

Join Zoom Meeting
https://us02web.zoom.us/j/85913106899?pwd=VW51QWRNNGE3eVVsSIhNTHRadGo5QT09
Meeting ID: 859 1310 6899
Passcode: iccouncil

CALL MEETING TO ORDER: Mayor Everhart called the regular city council meeting to order at 6:04 PM.
ROLL CALL: Clerk Ptak called roll, Adams, Secor, Elliott in attendance. Elliott joined via zoom.
PLEDGE OF ALLEGIANCE: Mayor Everhart led the 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: AUGUST 6, 2025 ***ACTION ITEM***

Councilor Secor made a motion, seconded by Adams, to approve the minutes dated August 6, 2025. 3 ayes. Motion carried.

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

C. BILLS/PAYABLES: JULY 24, 2025 THROUGH AUGUST 13, 2025 ***ACTION ITEM***

Councilor Secor made a motion, seconded by Adams, to approve the bills dated July 24, 2025 through August 13, 2025 in the amount of $30,488.25. 3 ayes. Motion carried.

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***

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. PROPERTY SWAP WITH SECOR ***ACTION ITEM***

No new information.

VII. NEW BUSINESS

A. 2026-6 GOLDMINE RESTAURANT & EATERY LIQUOR LICENSE RENEWAL ***ACTION ITEM***

License Application is complete. Councilor Secor made a motion, seconded by Adams, to approve the liquor license renewal 2026-6 for the Gold Mine Restaurant & Eatery. 3 ayes. Motion carried

B. 2026-7 GOLDMINE GAS STATION LIQUOR LICENSE RENEWAL ***ACTION ITEM***

License Application is complete. Councilor Secor made a motion, seconded by Adams, to approve the liquor license renewal 2026-7 for the Gold Mine Gas Station. 3 ayes. Motion carried

C. 2026-8 CHICORY & SAGE LIQUOR LICENSE RENEWAL ***ACTION ITEM***

License Application is complete. Councilor Secor made a motion, seconded by Adams, to approve the liquor license renewal 2026-8 for Chicory & Sage. 3 ayes. Motion carried

D. 2025-10 CHIRCORY & SAGE, ART IN THE PARK..ING LOT ALCOHOL VARIANCE REQUEST ***ACTION ITEM***

Mayor Everhart explained that Chief Watson looked into this item, and the current liquor license only covers them to sell inside the building so a variance would be needed. Councilor Secor made a motion, seconded by Adams, to approve an alcohol variance for the 2025-10 Chicory & Sage, Art in the Parking Lot event August 22 & 23, 2025 during the hours of the event. 3 ayes. Motion carried.

VIII. EMPLOYEE UPDATES

A. PUBLIC WORKS

B. LAW ENFORCEMENT

C. CLERK/TREASURER'S OFFICE

1. BUDGET UPDATES

Clerk Ptak explained the current budget update is in the packet.

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

Clerk Ptak explained the water sewer updates in the packet, and everything is in an agreement or paid.
Clerk Ptak explained at the last meeting council approved moving forward with Corp Tech and she will be meeting with them tomorrow to begin working on an agreement. Clerk Ptak added that candidate filing begins Monday and forms will be available at City Hall. There are 2 council, and one Mayor position up for election.

3. CLEARWATER UPDATE

D. CITY ATTORNEY

IX. COUNCIL UPDATES

Councilor Adams thanked Officer Nye for his work yesterday and explained how professional he was in the face of the issues they had at the Robie Creek fire yesterday.

X. MAYOR UPDATES

Mayor Everhart received a letter from Mindy Curran with Central District Health and the Boise County Health Coalition and read it aloud. CDH is looking into a grant and is in need of a letter of support from the city. Council had no issues with the Mayor signing a letter of support. Mayor Everhart also received an email from a company that works with physical security for buildings, etc. and asked Chief Watson to look into it.

XI. CITIZEN COMMENTS

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XII. UPCOMING MEETINGS

A. NEXT REGULAR MEETING: AUGUST 27, 2025

ADJOURNMENT 6:20 PM

ATTEST:

Date approved:

Nancy L Ptak, City Clerk-Treasurer

Ken Everhart, Mayor

I. BUDGET WORK SESSION – FISCAL YEAR 2025-26

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:
Ken Everhart
idahocitymayor1@cityofic.org

Council members:
Tom Secor Jr
Ashley M Elliott
Mari Adams

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
Elmer Nickerson

City Clerk-Treasurer:
Nancy L Ptak
idahocityclerk@cityofic.org

Deputy Clerk
Kaleb Goodlett
idahocityoffice@cityofic.org

Utility Billing Clerk
4cityfolk@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

For Pay Date = 08/27/25, Cash - Checking
* ... Over spent expenditure

Claim Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org Acct	Object	Proj	Cash Account
3318	27948S	103 ORKIN PEST CONTROL	156.00							
1		1051243 08/14/25 Preventative pest control	156.00*			10	41500	623		10100
3319	E	269 FP MAILING SOLUTIONS / US BANK	200.00							
1		71119303 08/14/25 Postage	200.00*			10	41500	310		10100
3320	27949S	304 Nelson | Williams	1,710.33							
1		11558 07/28/25 Attorney fees	256.54*			10	41500	570		10100
2		11558 07/28/25 Attorney fees	855.17			51	43400	570		10100
3		11558 07/28/25 Attorney fees	598.62*			52	43500	570		10100
3321	27950S	999999 JACK PINE ROUNDUP	150.00							
1		08/25/25 Rodeo Grnds Deposit Refund	150.00			10	41500	365		10100
3322	27951S	23 IDAHO RURAL WATER ASSOCIATION	1,379.60							
1		2523 07/31/25 Responsible Charge Operator	1,379.60*			52	43500	113		10100
3323	27952S	222 WESTERN STATES EQUIPMENT CO.	427.74							
Equipment Repair										
1		003297656 08/13/25 Backhoe window	85.54			20	43200	540		10100
2		003297656 08/13/25 Backhoe window	235.26			51	43400	540		10100
3		003297656 08/13/25 Backhoe window	106.94			52	43500	540		10100
3324	27953S	21 IDAHO POWER	3,040.29							
1		08/01/25 act#2202974826 commercial rd	9.96*			20	43200	672		10100
2		08/01/25 act#2204647370 elk crk/placer	9.96*			20	43200	672		10100
3		08/01/25 act#2205733500 street lights	390.07*			20	43200	672		10100
4		08/01/25 act#2206173730 city shop	17.29			20	43200	675		10100
30%										
5		08/01/25 act#2206173730 city shop	28.24			51	43400	671		10100
49%										
6		08/01/25 act#2206173730 city shop	12.10			52	43500	671		10100
21%										
7		08/05/25 act#2201668064 amphitheater	25.84*			10	41500	930		10100
8		08/05/25 acc#2203080029 hw 21 rodeo are	25.84*			10	41500	930		10100
9		08/05/25 acc#2202255424 skating rink	25.84*			10	41500	930		10100
10		08/05/25 acc#2220462101 220 hw 21 lift	30.04			52	43500	671		10100
11		08/05/25 acc#2205377613 hill rd booster	155.17			51	43400	671		10100
12		08/05/25 acc#2221325844 water tank	91.55			51	43400	671		10100
13		08/05/25 acc#2204493726 3945 hw 21 PH	91.51			51	43400	671		10100
14		08/05/25 acc#2202137416 city pumps	0.00			51	43400	671		10100
15		08/05/25 acc#2202808321 water treatment	803.76			51	43400	671		10100
16		08/05/25 acc#2206171999 city hall	58.77			10	41500	670		10100
50%										

For Pay Date = 08/27/25, Cash - Checking
* ... Over spent expenditure

Claim Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org	Acct	Object	Proj	Cash Account
17	08/05/25	acc#2206171999 city hall	41.14			51		43400	671		10100
35%											
18	08/05/25	acc#2206171999 city hall	17.63			52		43500	671		10100
15%											
19	08/05/25	acc#2205634021 207 w comm/emer	25.84*			20		43200	672		10100
20	08/05/25	acc#2206002632 ballfields RR	32.96*			10		41500	930		10100
21	08/05/25	acc#2204467670 rodeo gnd RR	26.37*			10		41500	930		10100
22	08/05/25	acc#2207091329 3847 hw 21 SP	476.92			52		43500	671		10100
23	08/05/25	acc#2204805382 community hall	258.53			10		41500	673		10100
24	08/05/25	acc#2204647305 main & hw21 VC	191.39			10		41500	674		10100
25	08/05/25	acc#2207764602 3861 HWY 21 RO	193.57			51		43400	671		10100
3325	27954S	204 TAMRA CLAUS	63.18								
1	08/22/25	DEQ meeting - mileage	63.18*			51		43400	450		10100

# of Claims 8 Total: 7,127.14

Total Electronic Claims 200.00 Total Non-Electronic Claims 6927.14

Fund/Account	Amount
10 GENERAL FUND	
10100 Checking-Cash in Bank	1,408.08
20 STREET FUND	
10100 Checking-Cash in Bank	538.66
51 WATER FUND	
10100 Checking-Cash in Bank	2,558.55
52 SEWER FUND	
10100 Checking-Cash in Bank	2,621.85
Total:	**7,127.14**

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

CASH VOUCHERS

Authorized by: _____ Date: _____

Notice of Public Meeting

Public Notice and Hearing on New or Increased Fees—Idaho Code 63-1311 & 63-1311A

The City of Idaho City is proposing an increase in the Idaho City DW1104 Water Bond Repayment rates.

A meeting will be held on Wednesday, August 27, 2025 at 6 p.m. at City Hall, 511 Main Street, Idaho City. Verbal and written comments will be accepted prior to and at the meeting.

The meeting will be held in a facility that is accessible to persons with disabilities. Special accommodation will be available, upon request, five (5) days prior to the hearing in a format that is usable to persons with disabilities. For more information, contact the Idaho City Clerk, 392-4584.

IDAHO CITY DW1104 WATER BOND REPAYMENT RATES FOR 2026

1. Residential Customers rates - $21.75 base rate (current rate $17.25)
2. Commercial Customer Rates - $29.75 base rate (current rate $25.75

Published in the *Idaho World* August 13, 2025 and August 20, 2025

Sent from my iPad

Begin forwarded message:

From: Echo Davis [redacted]
Date: August 13, 2025 at 11:18:28 AM MDT
To: idahocitymayor1@cityofic.org, idahocitycouncil4@cityofic.or
Subject: Opposition to water rate increase

Dear Idaho City Council Members and Mayor,

This letter is to express my strong opposition to the proposed water rate increase being proposed. I believe this increase is unwarranted and will place an undue burden on residents and businesses.

First, the water rate is already very high. Infact, significantly higher than Boise, Meridian, Nampa, Kuna, HSB, GV, Kimberly, etc... For example, Meridian's base water rate is; $5.94.

Moreover, the proposed increase lacks sufficient detail justifying another increase in addition to the $17.25 DEQ increase last year. Which had no explanation or proposed end date. That was a 26% increase to our water bill. That isn't sustainable.

Additionally, this continued increase will place a significant financial burden on individuals and families, especially those low-income, fixed income, and elderly low-income families. Idaho City has a large number of families living below or at poverty level. The elementary school (23-24) reported 116 of 202 students qualified for free and reduced lunches. I realize these aren't all students in city limits, however that is a large number for a community this size. That is very telling that there is a significant amount of families that are struggling to feed their families and pay their bills.

That being said, is there not a different solution to be proposed? Has any thought been given to a small tourist fee/tax on goods/restaurants? Or, charging for water and rv/dump? (Hiring a teen or two over the summer with the same amenities as the transfer station has at minimum wage). There has to be another solution that doesn't continue to burden the hard working citizens of this city. Again, this is not sustainable for any community, especially this one.

In conclusion, this proposed increase will negatively affect the families in this community. The 26% DEQ rate has already added a burden to the residents' water bills. The City of Idaho City already has one of the highest water rates in Idaho. Idaho city has a high number of families needing assistance and will be burdened with an even more ridiculously high water bills.

I urge you to reconsider the proposed rate increase and the negative impact you will be inflicting on the residents within the city. I believe there is a different approach and/or solution, and I respectfully request that you reconsider this.

Sincerely,
Echo Davis
[redacted]

NOTICE OF PUBLIC HEARING ON PROPOSED FY 2025/2026 BUDGET
CITY OF IDAHO CITY, IDAHO

A public hearing, pursuant to Idaho Code 50-1002, will be held for consideration of the proposed budget for the fiscal year from October 1, 2025, to September 30, 2026 and pursuant to Idaho Code §63-802(1)(f) requires that the City adopt an annual resolution to reserve additional forgone amount in order to utilize that amount in subsequent years; and, WHEREAS, the City intends to reserve $7,456 of its current year's increase in allowable forgone amount. The public hearing will be held at City Hall, 511 Main Street, Idaho City, ID during a Regular Council Meeting on August 27, 2025, at 6:00 PM. All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. Copies of the proposed City budget in detail are available at City Hall during regular office hours (Monday – Thursday 8AM – 4:30PM.) City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the documents or to the hearing, please contact the city clerk, 392-4584 at least 48 hours prior to the meeting/public hearing. The proposed FY 2025/2026 budget is shown below as FY 2025/2026 proposed expenditures and revenues.

CITY OF IDAHO CITY	FY 22/23	FY 22/23	FY 23/24	FY 23/24	FY 24/25	FY 24/25	FY 25/26
	BUDGETED	ACTUAL	BUDGETED	ATD 8-01-24	BUDGETED	ATD 8-01-25	PROPOSED
REVENUES							
Property Taxes	$101,929	$72,538	$108,647	$99,515	$138,781	$129,213	$151,650
Taxes and Court Revenue	$54,110	$4,911	$22,375	$6,395	$16,375	$5,675	$16,866
Licenses and Permits	$30,702	$44,000	$36,159	$19,015	$22,978	$8,180	$23,432
Intergovernmental Revenues	$150,456	$101,554	$149,659	$92,815	$135,589	$49,278	$116,750
Charges for Services	$13,275	$5,900	$11,325	$1,371	$7,425	$6,120	$7,660
Miscellaneous	$12,820	$2,346	$48,747	$1,445	$536	$1,963	$1,855
Special Assessment Financing	$59,960	$7,547	$10,147	$9,784	$12,693	$13,034	$14,264
Other Financing Sources	$14,825	$9,381	$2,500	$2,500	$2,500	$3,056	$3,500
TOTAL General Fund	**$438,077**	**$248,177**	**$389,559**	**$232,840**	**$336,877**	**$216,519**	**$335,977**
STREET FUND							
Boise County-Property Taxes	$49,309	$34,036	$50,475	$51,556	$26,435	$25,414	$28,886
Intergovernmental Revenues	$22,868	$28,858	$37,692	$51,660	$45,258	$39,489	$43,788
Other Financing Sources	$0	$356	$7,845	$4,443	$7,845	$10,327	$13,639
TOTAL Street Fund	**$72,177**	**$63,250**	**$96,012**	**$107,659**	**$79,538**	**$75,230**	**$86,313**
SEWER FUND							
Charges for Services	$193,179	$142,850	$215,226	$130,350	$238,040	$179,584	$242,320
Other Financing Sources	$50	$3,841	$3,000	$4,403	$5,000	$2,993	$4,000
TOTAL Sewer Fund	**$193,229**	**$146,690**	**$218,226**	**$134,753**	**$243,040**	**$182,577**	**$246,320**
WATER FUND							
Charges for Services	$317,260	$289,591	$370,278	$229,953	$371,282	$300,451	$372,313
Miscellaneous	$400	$10,780	$17,754	$15,747	$8,075	$3,908	$4,000
DEQ GRANT DW2405LF 23/24	$50,000	$22,398	$2,450,000	$130,546	$3,085,428	$188,559	$2,876,154
TOTAL Water Fund	**$367,660**	**$322,769**	**$2,838,032**	**$376,246**	**$3,464,785**	**$492,918**	**$3,252,467**
DEQ Water Bond DW1104/ Repayment starting 23/24	$0	$0	$0	$80,000	$80,000	$56,950	$80,000
GRAND TOTAL Revenue	**$1,071,143**	**$780,887**	**$3,541,829**	**$931,499**	**$4,204,240**	**$1,024,194**	**$4,001,077**
EXPENDITURES							
General Administration	$162,936	$107,344	$182,061	$94,122	$124,372	$98,184	$137,948
Public Safety - Law Enforcement	$275,141	$188,265	$207,498	$159,935	$212,505	$162,100	$198,029
Total General Fund	**$438,077**	**$295,609**	**$389,559**	**$254,057**	**$336,877**	**$260,284**	**$335,977**
Street Fund	$72,177	$67,448	$96,012	$80,884	$79,538	$62,374	$86,313
Sewer Fund	$193,229	$137,796	$218,226	$170,403	$243,040	$209,967	$246,320

Water Fund	$367,660	$404,067	$388,032	$315,846	$379,357	$397,950	$375,953
DEQ GRANT DW2405LF 23/24			$2,450,000	$130,546	$3,085,428	$2,896,869	$2,876,514
DEQ Water Bond DW1104/ Repayment starting 23/24	$0			$80,000	$80,000	$80,000	$80,000
Total Other Fund Expenditures	**$633,066**	**$609,311**	**$3,152,270**	**$777,679**	**$3,867,363**	**$3,647,160**	**$3,665,100**
Grand Total All Expenditures	**$1,071,143**	**$904,920**	**$3,541,829**	**$1,031,736**	**$4,204,240**	**$3,907,444**	**$4,001,077**

The proposed expenditures and revenues for fiscal year 2025/2026 have been tentatively approved by the City Council. Publication dates for the notice of Public Hearing are August 13, 2025, and August 20, 2025, in the *Idaho World*.

Nancy L. Ptak
City Clerk-Treasurer

RESOLUTION NO. 2025-02

A RESOLUTION SETTING FEES FOR VARIOUS CITY FEES FOR PERMITS AND USE

ADMINISTRATON FEES FOR 2026

WHEREAS, the City Council wishes to set fees for administration related directly to the costs incurred, the fees are as follows:

PUBLIC RECORDS REQUEST FOR 2026

1. (10) (a) Except for fees that are authorized or prescribed under other provisions of Idaho law, no fee shall be charged for the first two (2) hours of labor in responding to a request for public records, or for copying the first one hundred (100) pages of paper records that are requested. For responses that exceed the above, the following fees shall apply:

COPYING FEES

Black .10 per page

Color .50 per page

Copies of City information or data held in any, but written form will be calculated as to the direct costs incurred in copying such information or data.

NFS FEES FOR 2026

1. Returned checks shall be subject to a charge of $25.00.

ALCOHOLIC BEVERAGE LICENSE FEES FOR 2026

WHEREAS, Idaho City Ordinance No. 260 provides that license fees for the sale of alcoholic beverages be set by resolution of the City Council each year.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council as follows:

1. Beer to be consumed on premises: The 2026 license fee for retail sale of beer to be consumed on the premises where sold shall be $150.00
2. Beer not to be consumed on premises: The 2026 license fee for retail sale of beer, none of which is to be consumed on the premises where sold, shall be $50.00.
3. Wine to be consumed on premises: The 2026 license fee for retail sale of wine to be consumed on the premises where sold shall be $150.00.
4. Wine not to be consumed on premises: The 2026 license fee for retail sale of wine, none of which is to be consumed on the premises where sold, shall be $75.00.
5. Liquor: The 2026 license fee for retail sale of liquor by the drink shall be $300.00.
6. License name transfer $25.00.

BUSINESS AND VENDOR LICENSE FEES FOR 2026

WHEREAS, Idaho City Ordinance No. 273 provides that business and vendor license fees be set by resolution of the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council as follows:

1. Business license application fee (non-refundable) $75.00.
2. Business license annual renewal fee $63.00.
3. Business license late fee $25.00.
4. Business license name transfer $25.00.
5. Idaho City Filming permit application fee $27.00
6. Idaho City Filming permit daily fee $27.00
7. Idaho City Filming permit daily fee (nonprofit org.) $10.75
8. Mobile food truck application fee $27.00

9. Mobile food truck permit daily fee $21.50 (5-day limit in one location)
10. Mobile food truck annual permit $206.00 (5-day limit in one location)
11. Vendors license daily fee $17.00.
12. Vendors license daily fees (nonprofit org.) $7.75.
13. Vendors license yearly fee (non-refundable) $56.50.
14. Vendors license yearly fees (nonprofit org.) $25.75
15. Door-to-Door Solicitation Permit $56.50 per year & $25.75 per solicitor
16. Carnival or public entertainment with less than 10 concessions, rides, or sideshows, daily fee $227.00.
17. Carnival or public entertainment with more than 10 concessions, rides, or sideshows, daily fee shall be $22.50 per concession, ride, or sideshow.

An additional event license fee may be required for carnivals, public entertainment, or sponsored events in an amount approved by the City Council as meeting the City's expenses related to the activity, including but not limited to the provision of public works and police.

A permittee for a carnival, public entertainment, or sponsored event shall establish financial responsibility in the form of an insurance policy issued jointly to the owner and the City of Idaho City in the minimum amount of one million dollars, single limit.

CEMETERY FEES FOR 2026

WHEREAS, Idaho City Ordinance No. 356 provides that cemetery fees be set by resolution of the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council as follows:

1. Burial Lot Sales-nonresident shall be	$800.00.
2. Burial Lot Sales-resident shall be	$400.00.
3. Opening and Closing Lots Weekdays shall be	$375.00.
4. Opening and Closing Lots Saturday shall be	$425.00.
5. Cremations Buried in Lots Weekday shall be	$150.00.
6. Cremations Buried in Lots Saturday shall be	$200.00.
7. Transfer of Ownership fee shall be	$25.00.

COMMUNITY HALL RENTAL FEES FOR 2026

WHEREAS, the City Council wishes to set use fees for the Community Hall as follows:

1. Non-profit groups $44.00 per day plus 6% use tax
2. City citizens, groups and local government agencies $165.25 per day plus 6% use tax
3. Non city citizens and groups $330.50 per day plus 6% use tax

A $150.00 deposit required; refundable if rental agreement requirements are completed.

The Council can waive a portion of the fee or set a monthly use fee for groups desiring to use the Hall on a set schedule for a class or multi-day event.

DOG AND LIVESTOCK LICENSE FEES FOR 2026

WHEREAS, the City of Idaho City has adopted a Regulation of Dogs and Livestock Ordinance; and

WHEREAS, the Regulation Ordinance provides for the setting of fees for Dog Licenses, Kennel Licenses and Seizure/Boarding/Disposal fees by resolution of the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council as follows:

1. Fees for dog licenses shall be $11.00 for spayed or neutered dogs and $27.50 for dogs that have not been spayed or neutered. If a renewal license is not purchased by January 31, 2024, the cost of the license shall be $22.00 for spayed or neutered dogs and $55.00 for dogs that have not been spayed or neutered.
2. Fee for replacement tag shall be $5.25 per tag.
3. Fees for kennel licenses shall be $66.00.

4. Fees for seizure of a dog at large shall be $82.50.
5. Disposal fees shall be actual costs incurred.

EVENT CHECKLIST APPLICATION FEE SCHEDULE 2026

1. Event Checklist Applications shall be subject to a filing fee
   a. $52.50 for profit organizations
   b. $26.25 for non-profit organizations
   c. $15.75 for students
2. Noise Variance Applications shall be subject to a filing fee
   a. $52.50 for profit organizations
   b. $26.25 for non-profit organizations
   c. $15.75 for students

IDAHO CITY POLICE DEPARTMENT SERVICE RATES FOR 2026

WHEREAS, the City Council finds that there is a need to adopt a schedule of charges for providing police protection and other emergency services by the Idaho City Police Department to promote the welfare of the citizens of Idaho City; and the establishment of such charges, not to exceed those approved by the Idaho Code.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and the City Council that service rates are set as follows:

1. A fee for council approved events will be set at $25.00 an hour per officer to cover additional coverage of law enforcement.
2. The number of hours for events will be determined by the Idaho City Chief of Police.
3. A fee for council approved events that are held after hours (between dusk to dawn) shall be $37.50 an hour per officer and determined by the Chief of Police.

PARKING VIOLATION FINE FOR 2026

WHEREAS, Idaho City Code 6-1-5 provides that the City Council shall establish a schedule of fines for parking violations by Resolution, the fine for violation of any parking restriction set forth in Chapter 1, Title 6 of the Idaho City Code shall be $15.00. Imposition of such fine shall not affect or limit the power of the City to impound or remove vehicles pursuant to the provisions of Idaho City Code 6-1-1-E, 6-1-8, or other provision of law.

RODEO ARENA & AMPHITHEATRE FEE SCHEDULE** (FORMERLY KNOWN AS PARKS AND RECREATION) **FOR 2026

WHEREAS, the City Council wishes to set use fees for City Recreation Facilities as follows:

1. Non-profit groups $82.50 per day plus 6% use tax
2. City citizens, groups and local government agencies $185.00 per day plus 6% use tax
3. Non city citizens and groups $370 per day plus 6% use tax

A $150.00 deposit required; refundable if rental agreement requirements are completed.

Exceptions may be set by the City Council based on recommendation from the Idaho City Parks and Recreation Commission.

PLANNING AND ZONING ADMINISTRATIVE FEES 2026

WHEREAS, the City Council wishes to set fees for Idaho City Planning and Zoning as follows:

1. Lot Line Adjustment	$52.50
2. Property Lot Line Split	$52.50
3. Amendment to Comprehensive Plan and/or map	$525.00
+ a) Processing fee per photocopy page, black and white	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
4. Amendment to Idaho City Development Code	$525.00

+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
5. Annexation	$525.00
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
6. Annexation (minor)	$262.50
7. Large Scale Development	$1575.00
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
8. Subdivision, creating not more than 3 lots or parcels	$525.00
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
9. Subdivision, creating 4 to 10 lots or parcels	$1,050.00
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
+ c) any additional fees incurred by an independent engineering and/or surveying consultant retained by the City for further professional review and approval necessary to verify compliance of final construction plans which substantially conform to final subdivision plans approve by City Council.	
+d) After three (3) additional Inspections of project	$105.00
10. Conditional Use Permit	$525.00
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notice	
11. Special Use Permit	$525.00
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
12. Vacation of Public Right of Way	$525.00
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
13. Variance	$157.50
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
14. Zoning Map Change (Rezoning)	$525.00
+ a) Processing fee per photocopy page	$0.10
+ b) Postage, Publication, Recording fees & Legal Notices	
15. City Engineer and or Attorney Fees	ACTUAL COST

NOW, THEREFORE, the fees set forth above are hereby adopted and in full force and effect.

PASSED BY THE COUNCIL of the City of Idaho City this 27th day of August, 2025.

APPROVED BY THE MAYOR of the City of Idaho City this 27th day of August, 2025.

_____
Ken Everhart, Mayor

ATTEST:

_____
Nancy L Ptak, City Clerk/Treasurer

RESOLUTION NO. 2025-03

A RESOLUTION OF THE CITY OF IDAHO CITY, IDAHO, A MUNICIPAL CORPORATION OF IDAHO, ADOPTING A SCHEDULE OF FEES FOR WATER AND SEWER USER RATES AND HOOK UP FEES IN ACCORDANCE WITH CITY OF IDAHO CITY WATER AND SEWER ORDINANCES.

WHEREAS, the City of Idaho City deems it advisable to adopt revised, existing, and new water and sewer rates and fees in this Resolution; and

WHEREAS, Ordinance No. 286 & 386 requires that such fees be set by resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Idaho City as follows:

1. That the fees set forth in Exhibit "A" & "B" attached hereto and made a part hereof, be in full force effective the 1st day of October 2025.

2. That any resolution or provision thereof which is inconsistent with this Resolution is hereby repealed.

PASSED BY THE CITY COUNCIL of the City of Idaho City this 27th day of August, 2025

APPROVED BY THE MAYOR of the City of Idaho City this 27th day of August, 2025

_____
Kenneth Everhart, Mayor

ATTEST:

_____
Nancy L Ptak, City Clerk/Treasurer

EXHIBIT A	
Residential Water Rate	
¾" meter non-multiple living units	
$65.52/month base rate (zero gallons); plus $1.49 for each 1000 gallons.	
¾" meter multiple living units	
$65.52/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
1" meter non-multiple living units	
$81.00/month base rate (zero gallons); plus $1.49 for each 1000 gallons.	
1" meter multiple living units	
$65.52/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
1 ½" meter non-multiple living units	
$123.48/month base rate (zero gallons); plus $1.49 for each 1000 gallons.	
1 ½" meter multiple living unit	
$65.52/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
2" meter non-multiple living units	
$181.44/month base rate (zero gallons); plus $1.49 for each 1000 gallons.	
2" meter multiple living units	
$65.52/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
3" meter non-multiple living units	
$355.32/month base rate (zero gallons); plus $1.49 for each 1000 gallons	
3" meter multiple living units	
$65.52/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
Water Vacancy Rate: $9.97/month per edu* (purchased but not connected) Water Historic Rate: $10.11/ month per edu*	
There will be a charge for water consumption year-round with winter use averaged from the prior winter's use and charged during the non-metered months. A credit or additional charge is then recorded at the first meter reading.	
There will be a charge of $52.50 meter rent per month (1-month min. charge) plus $10.50 per thousand gallons (rounding up to the next thousand)	
Residential Sewer Rate	
$37.43/month per edu*	$5.60/month Historic rate
Sewer Vacancy Rate: $5.94/month per edu* (purchased but not connected)	
There will be a base rate charge of $26.25 for Gray Water dumping plus $10.50 per thousand gallons (based on size of truck).	
Water Sewer Hook-Up Fees	
Water hook-up fee $3785.25 per connection Sewer hook-up fee $3785.25 per connection	
Idaho City DW1104 Water Bond Repayment Rates	
Residential Customer Rate: $21.75 base rate	

EXHIBIT B	
Commercial Water Rate	
¾" meter non-multiple living units	
$98.28/month base rate (zero gallons); plus $1.49 for each 1000 gallons.	
¾" meter multiple living units	
$98.28/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
1" meter non-multiple living units	
$81.00/month base rate (zero gallons); plus $1.49 for each 1000 gallons.	
1" meter multiple living units	
$98.28/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
1 ½" meter non-multiple living units	
$123.48/month base rate (zero gallons); plus $1.49 for each 1000 gallons.	
1 ½" meter multiple living unit	
$98.28/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
2" meter non-multiple living units	
$181.44/month base rate (zero gallons); plus $1.49 for each 1000 gallons.	
2" meter multiple living units	
$98.28/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
3" meter non-multiple living units	
$355.32/month base rate (zero gallons); plus $1.49 for each 1000 gallons	
3" meter multiple living units	
$98.28/month base rate (zero gallons); plus $1.49 for each 1000 gallons. Per edu*	
Water Vacancy Rate: $15.50/month per edu* (purchased but not connected) Water Historic Rate: $10.11/ month per edu*	
There will be a charge for water consumption year-round with winter use averaged from the prior winter's use and charged during the non-metered months. A credit or additional charge is then recorded at the first meter reading.	
There will be a charge of $52.50 meter rent per month (1-month min. charge) plus $10.50 per thousand gallons (rounding up to the next thousand)	
Commercial Sewer Rate	
$56.15/month per edu*	$5.60/month Historic rate
Sewer Vacancy Rate: $15.97/month per edu* (purchased but not connected)	
There will be a base rate charge of $26.25 for Gray Water dumping plus $10.50 per thousand gallons (based on size of truck).	
Water Sewer Hook-Up Fees	
Water hook-up fee $3785.25 per connection Sewer hook-up fee $3785.25 per connection	
Idaho City DW1104 Water Bond Repayment Rates	
Commercial Customer Rate: $29.75 base rate	

CITY OF IDAHO CITY
STATE OF IDAHO

2026 **NO. 4**

RETAIL ALCOHOLIC BEVERAGE LICENSE

This is to Certify that	IDAHO TRUDY'S LLC
Doing business as	TRUDY'S KITCHEN
At	3876 HWY 21 PO BOX 244 IDAHO CITY, ID 83631

a(n) Restaurant Business, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapter 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Council in regard to sale of Alcoholic Beverages and Ordinances passed by the Council of the City of Idaho City, on file in the Office of the City Clerk at the Idaho City Hall, Idaho City, Idaho, Boise County.

Beer to be consumed on the premises	✓
Beer not to be consumed on the premises	☐
Wine to be consumed on the premises	✓
Wine not to be consumed on the premises	☐
Liquor	☐
Transfer	☐

Expires August 31, 2026, Midnight.

Witness my hand and seal this _____ day of

_____, 2025.

_____
KEN EVERHART, MAYOR

ATTEST:

_____
NANCY L. PTAK, CLERK-TREASURER

2026 - 4

City of Idaho City

511 Main St. | PO Box 130 | Idaho City, ID 83631 | Phone (208) 392-4584
www.idahocity.municipalimpact.com
idahocityclerk@cityofic.org | idahocityoffice@cityofic.org | 4cityfolk@cityofic.org

LIQUOR LICENSE APPLICATION FOR YEAR 2026

New (complete entire application)
Renewal ***(complete Section A, note only changes or modifications in the rest of the application. sign and return)***

Date Rec: 7/31/25
Receipt/check # 112666 - #142
Amt. Rcvd: 300.00

SECTION A:

Name of Applicant: Royce Ashton Rowles

Name of Business: Idaho Trudy's dba Trudys Kitchen

Describe your business: retail business bar only (restaurant only) bar/restaurant combination

Mailing & Physical Address: Po. Box 244, Idaho City ID 83631 3676 Hwy 21, Idaho City, ID 83631

Phone No: [redacted] Email: [redacted]

Indicate Licenses needed:

Beer consumed on premises	$150.00	150.00
Beer not consumed on premises	$ 50.00	
Wine consumed on premises	$150.00	150.00
Wine not consumed on premises	$ 75.00	
Liquor	$300.00	
License Transfer	$ 25.00	
Total Enclosed		$ 300.00

SECTION B:

Social Security # [redacted] Federal ID # [redacted] State ID # Idaho

If premises are not owned by the applicant, attach copy of lease or other evidence whereby the applicant is entitled to possession of the property.

If application is for a partnership, indicate if it is a (general) or limited partnership.

List the names and addresses of all partners: None

If application is for a corporation, list the officers, directors, and principal stockholders of the corporation.

Names and addresses of all persons who have any financial interest in the business (if not listed above):

I certify that the information supplied above is correct to the best of my knowledge. Within 30 days of the City's receipt of this application I will submit proof that the corresponding licenses from the State and County have been obtained. I further certify that the business named above will comply with all State, County and City laws, ordinances and regulations concerning said sales and in case of revocation of any State or County license the corresponding City license will be surrendered immediately to the City Clerk of Idaho City.

Royce Ashton Rowles	owner	7-30-25
Signature of Applicant	Title	Date

2026

BOISE COUNTY
STATE OF IDAHO

No. 19

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT IDAHO TRUDYS LLC
doing business as TRUDYS KITCHEN
at 3876 HWY 21, IDAHO CITY, ID 83631
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Boise County Courthouse, Idaho City, Idaho.

dated: Beer: 08/30/2004 Retail Liquor: 08/30/2004 Retail Wine: 08/30/2004 Wine By Drink: 08/30/2004 Wine Sunday: 08/30/2004

Draft and Bottled or Canned Beer	50.00
Bottled or Canned Beer to be consumed on premises	50.00
Bottled or Canned Beer not to be consumed on premises	0.00
Retail Liquor- 19	0.00
Retail Wine	0.00
Wine by the Drink	100.00
Special Wine (Sunday)	0.00
TOTAL FEE:	**200.00**

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE. VALID as of 09/01/2025 and EXPIRES 08/31/2026.
Witness my hand and seal this 12th day of August, 2025.

Chairman

Lindy Lindstrom
Commissioner

Commissioner

(SEAL) Mary Pusco
Clerk of the Board of County Commissioners

AUDITOR & RECORDER SEAL BOISE COUNTY, IDAHO

(This license must be conspicuously displayed)

RC100

Cycle Tracking Number: 166213

Premises Number: 6B-36955

Idaho State Police

Retail Alcohol Beverage License

License Year: 2026
License Number: 36955

This is to certify, that Idaho Trudy's LLC

doing business as: Trudy's Kitchen

is licensed to sell alcoholic beverages as stated below at:
3876 Hwy 21 , Idaho City, Boise County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	No	
Beer	Yes	$50.00
Wine by the bottle	Yes	$100.00
Wine by the glass	Yes	$100.00
Kegs to go	No	
Growlers	No	
Restaurant	Yes	$0.00
On-premises consumption	Yes	$0.00
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: $250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

IDAHO TRUDY'S LLC
TRUDY'S KITCHEN
PO BOX 244

IDAHO CITY, ID 83631
Mailing Address

License Valid: 09/01/2025 - 08/31/2026

***Expires:* 08/31/2026**

Director of Idaho State Police

CITY OF IDAHO CITY
STATE OF IDAHO

2026 **NO. 5**

RETAIL ALCOHOLIC BEVERAGE LICENSE

This is to Certify that	H&R ENTERPRISES, INC.
Doing business as	DIAMOND LIL'S STEAKHOUSE & SALOON
At	407 & 409 MAIN STREET IDAHO CITY, ID 83631

a(n) Bar & Restaurant Business, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapter 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Council in regard to sale of Alcoholic Beverages and Ordinances passed by the Council of the City of Idaho City, on file in the Office of the City Clerk at the Idaho City Hall, Idaho City, Idaho, Boise County.

Beer to be consumed on the premises	✔
Beer not to be consumed on the premises	☐
Wine to be consumed on the premises	✔
Wine not to be consumed on the premises	☐
Liquor	✔
Transfer	☐

Expires August 31, 2026, Midnight.

Witness my hand and seal this _____ day of

_____, 2025.

_____
KEN EVERHART, MAYOR

ATTEST:

_____
NANCY L. PTAK, CLERK-TREASURER

2026-5

City of Idaho City

511 Main St. | PO Box 130 | Idaho City, ID 83631 | Phone (208) 392-4584
www.idahocity.municipalimpact.com
idahocityclerk@cityofic.org | idahocityoffice@cityofic.org | 4cityfolk@cityofic.org

LIQUOR LICENSE APPLICATION FOR YEAR 2026

New (complete entire application)
Renewal ***(complete Section A, note only changes or modifications in the rest of the application. sign and return)***

Date Rec: 8/5/25
Receipt/check # 11210
Amt. Rcvd: $600.00

SECTION A:

Name of Applicant: H&R Enterprises, Inc

Name of Business: Diamond Lils

Describe your business: retail business bar only restaurant only (bar/restaurant combination)

Mailing & Physical Address: 407+409 Main St / Box 538

Phone N[redacted] Emai[redacted]

Indicate Licenses needed:

Beer consumed on premises	$150.00	✓
Beer not consumed on premises	$ 50.00	
Wine consumed on premises	$150.00	✓
Wine not consumed on premises	$ 75.00	
Liquor	$300.00	✓
License Transfer	$ 25.00	
Total Enclosed		$ 600.00

SECTION B:

Social Security # [redacted] Federal ID # [redacted] State ID # [redacted]

If premises are not owned by the applicant, attach copy of lease or other evidence whereby the applicant is entitled to possession of the property.

If application is for a partnership, indicate if it is a general or limited partnership.

List the names and addresses of all partners:

If application is for a corporation, list the officers, directors, and principal stockholders of the corporation.

Names and addresses of all persons who have any financial interest in the business (if not listed above):

I certify that the information supplied above is correct to the best of my knowledge. Within 30 days of the City's receipt of this application I will submit proof that the corresponding licenses from the State and County have been obtained. I further certify that the business named above will comply with all State, County and City laws, ordinances and regulations concerning said sales and in case of revocation of any State or County license the corresponding City license will be surrendered immediately to the City Clerk of Idaho City.

Signature of Applicant: [signature] Title: Pres. Date: 8/5/25

2026

BOISE COUNTY
STATE OF IDAHO

No. 18

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT HOLLY CALL
doing business as H & R ENTERPRISES, INC DBA DIAMOND LIL'S
at 407 & 409 MAIN ST. IDAHO CITY, ID 83631
a(n) CORPORATION is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Boise County Courthouse, Idaho City, Idaho.

dated: Beer: 08/30/2004 Retail Liquor: 08/30/2004 Retail Wine: 08/30/2004 Wine By Drink: 08/30/2004 Wine Sunday: 08/30/2004

Draft and Bottled or Canned Beer	50.00
Bottled or Canned Beer to be consumed on premises	50.00
Bottled or Canned Beer not to be consumed on premises	0.00
Retail Liquor- 18	75.00
Retail Wine	0.00
Wine by the Drink	100.00
Special Wine (Sunday)	0.00
TOTAL FEE	275.00

Holly Call, Pres
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE, VALID as of 09/01/2025 and EXPIRES 08/31/2026.
Witness my hand and seal this 12th day of August, 2025.

Chairman

Lindy Lindstrom
Commissioner

Commissioner

(SEAL) Mary Prisco
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

RC100

State of Idaho
Idaho State Police
Retail Alcohol Beverage License

Cycle Tracking Number: 165881
ISLD ID: 804

Premises Number: 6B-4
Incorporated City

License Year: 2026
License Number: 3410

This is to certify, that H&R Enterprises Inc.

doing business as: Diamond Lil's Steakhouse & Saloon

is licensed to sell alcoholic beverages as stated below at:
407/409 Main Street , Idaho City, Boise County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	Yes	$300.00
Beer	Yes	$50.00
Wine by the bottle	Yes	$0.00
Wine by the glass	Yes	$0.00
Kegs to go	No	
Growlers	No	
Restaurant	Yes	$0.00
On-premises consumption	Yes	$0.00
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: $350.00

Holly Coll / President
Signature of Licensee, Corporate Officer, LLC Member or Partner

H&R ENTERPRISES INC.
DIAMOND LIL'S STEAKHOUSE & SALOON
PO BOX 538

IDAHO CITY, ID 83631
Mailing Address

License Valid: 09/01/2025 - 08/31/2026

***Expires:* 08/31/2026**

Bill Gardner
Director of Idaho State Police

SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

ABC FORM NO: ABC

Meaghan Miller
[redacted]
Idaho City, ID, 83631
[redacted]
[redacted]
8/14/2025

To:
Mayor Everhart
City Council Members
City Hall Staff
Idaho City City Hall
511 Main St
Idaho City, ID 83631

Dear Mayor, Council Members, and City Hall Staff,

I am writing to formally express my intent to serve as a member of the Idaho City City Council.

Having been a member of this community since I was twelve years old, I have developed a deep appreciation for the people, values, and spirit that make our town truly special. It is with this sense of pride and purpose that I seek the opportunity to give back through public service.

My current role as a board member of the Idaho City Chamber of Commerce has provided me the privilege of working alongside city leaders, local businesses, and community members on various events and initiatives. These experiences have strengthened my desire to continue contributing to the growth and well-being of our town in a meaningful and positive way.

I am passionate about serving our community and committed to maintaining the unique character and charm that defines Idaho City. I believe that thoughtful collaboration, transparent communication, and active engagement are key to preserving and improving our shared future.

Thank you for considering my intent to join the City Council. I would be honored to dedicate my time, energy, and ideas to the continued success of our beautiful community.

Sincerely,
Meaghan Miller

From: **Art of Aperture Photography**[redacted]
Date: Wed, Aug 20, 2025, 3:25 PM
Subject: Photoshoot for Miss Rodeo Idaho
To: idahocityclerk@cityofic.org <idahocityclerk@cityofic.org>

Hello Nancy,

We're hoping to get permission to use the arena for a photoshoot of the incoming Miss Rodeo Idaho 2026, Kyleigh Davis. We would love to please get access to the arena on either September 18, 23, 25, or 30, preferrably in the evening from about 6:30 pm - 8:30 pm. She would have a truck & horse trailer with two horses and there would be a total of 2 photographers, 1 Queen, 2 horse handlers, and 4 people assisting with whatever is needed. **Our photography company is fully insured if you need to see our policy and we're happy to add the City of Idaho City as an "Additional Insured".** Thank you for your time and consideration.

Kindest Regards,
Mara & Noah

Art of Aperture Photography

[redacted]

City of Idaho City Planning and Zoning Commission
LOT LINE ADJUSTMENT – LOT SPLIT – RPI00000266001

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

08/11/2025

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 10th day of March 2025.

PLANNING AND ZONING COMMISSION
CITY OF IDAHO CITY, IDAHO

Marc Carignan, Chair

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

Lot Line Adjustment Checklist

A 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 approval.

Project name: Huyzi lot Split

Applicant: Trudy L Jackson

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 metes & 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 line adjustment. The sketch or map shall include the following information: ◊ Current lot size including dimensions, square-footage and street frontage. ◊ Proposed new location of the lot line and new dimensions, square-footages and street frontages. ◊ Streets, surrounding land uses, etc.	

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

Survey to be done by JJ Howard on May 17th
Split 1.77 accres at current property line.
Sell west side of lot to Bobby Mathews

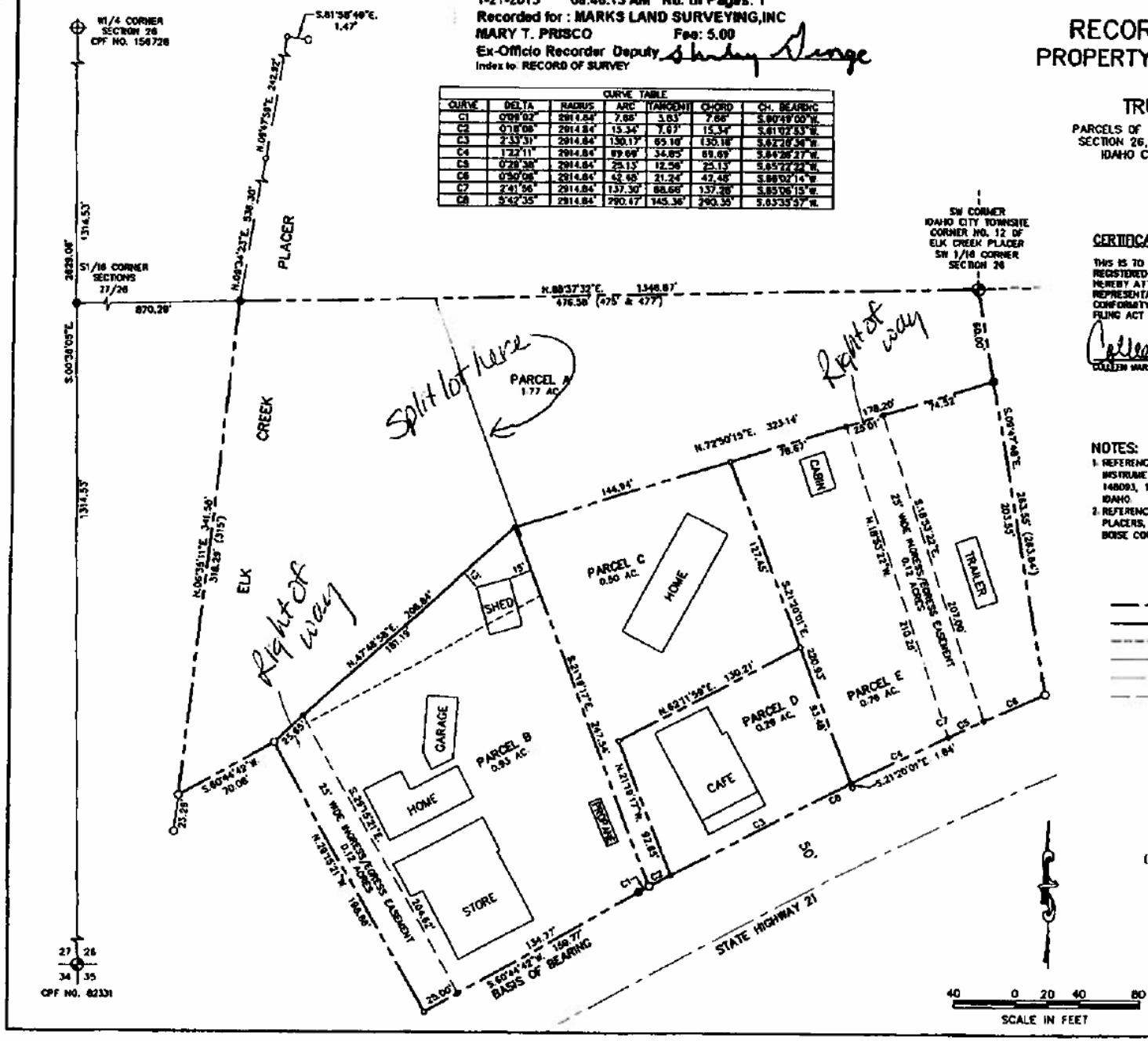
This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Instrument # 245962
IDAHO CITY, BOISE COUNTY, IDAHO
1-21-2015 08:46:13 AM No. of Pages: 1
Recorded for : MARKS LAND SURVEYING,INC
MARY T. PRISCO Fee: 5.00
Ex-Officio Recorder Deputy Shirley George
Index to: RECORD OF SURVEY

RECORD OF SURVEY
PROPERTY LINE ADJUSTMENT
FOR
TRUDY JACKSON

PARCELS OF LAND LYING IN THE SW 1/4 OF SECTION 26, T.6N., R.5E., BOISE MERIDIAN, IDAHO CITY, BOISE COUNTY, IDAHO
2015

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	0°09'02"	2914.84'	7.66'	3.83'	7.66'	S.80°49'00"W.
C2	0°18'08"	2914.84'	15.34'	7.67'	15.34'	S.81°02'53"W.
C3	2°33'31"	2914.84'	130.17'	65.10'	130.16'	S.82°26'36"W.
C4	1°22'11"	2914.84'	69.69'	34.85'	69.69'	S.84°26'27"W.
C5	0°28'38"	2914.84'	25.13'	12.56'	25.13'	S.85°22'22"W.
C6	0°30'08"	2914.84'	42.48'	21.24'	42.48'	S.86°02'14"W.
C7	2°41'56"	2914.84'	137.30'	68.66'	137.28'	S.85°06'15"W.
C8	5°42'35"	2914.84'	290.67'	145.36'	290.35'	S.83°35'57"W.



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS AN ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1801 THROUGH 55-1813.

Colleen Marks
COLLEEN MARKS, L.S. 7045

PROFESSIONAL LAND SURVEYOR REGISTERED 7045 1-14-15 STATE OF IDAHO COLLEEN MARKS

NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING RECORD OF SURVEY INSTRUMENT NOS: 88351, 94126, 115240, 139582, 146751, 148093, 160846 AND 207167, RECORDS OF BOISE COUNTY, IDAHO.
2. REFERENCE IS MADE TO THE ELK CREEK CONSOLIDATED PLACERS, MINERAL SURVEY NO. 1483, RECORDS OF BOISE COUNTY, IDAHO.

LEGEND

- PROPERTY BOUNDARY
- ADJUSTED PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN W/ PLASTIC CAP MARKED LS 7045
- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN W/ PLASTIC CAP MARKED LS 7045
- ( ) RECORD DATA

SCALE IN FEET: 40 0 20 40 80

INDEX NO. 651-26-300-000

MARKS LAND SURVEYING, INC.
COLLEEN MARKS, L.S. 7045
5300 HILL ROAD
BOISE, IDAHO 83703
PH: (208) 378-7703 FX: 378-7759

Parcel Number

RPI00000266001

Property Address

Property Year
2025

Legal Description
T6N R5E SEC 26 IC
ACREAGE BEHIND IC GROCERY
TAX 232

Tax Code Area 001-001

Parcel Status Active
Property Type Real Property
Sub Type

Owner/Contact Name	Type	Relationship	Owner %	HOE
JACKSON TRUDY LYNN	OWNER	SOLE OWNR	100.00%	

Mailing Address
[redacted]
IDAHO CITY ID 83631

Land Group
IDAHO CITY LIMITS 1 GD

Township	Range	Section
06	05	

Location Code 1
Parcel Type
Zoning

Associated Parcels
None

Building Permits
None

Reappraisal Year 2025
Inspection Date 12/31/2024
Appraiser Initials MV

Parcel Exemption: None

CB: No **NC:** No

Tax Certification
SOLID WASTE 208-793-2447

District	Roll	Type	Units	Amount
993	PR	L	1	$ 10.40

Instrument	Eff Date	Action		Source	Target	Comments
250891	06/02/2016	No Action		2017	2017	
246462	03/20/2015	Ownership		2016		
245962	01/21/2015	Lot Line	Target	2016	2016	

CHARACTERISTIC				ROLLS			ACRES	VALUATION SUMMARY			URBAN RENEWAL	
SCC	Type	Suffix	Description	Assessed	Occupancy	Status	Quantity	Assessed Value	Exemption Amount	Net Taxable Value	Net Taxable Base	Net Taxable Incr
20	LAND			PRIMARY	NO	O	1.770	$ 123,000	$ --	$ 123,000	--	--
30	RESD	1	STEEL UTL & SHED	PRIMARY	NO	O		$ 24,264	$ --	$ 24,264	--	--
					TOTALS:		1.770	$ 147,264	--	$ 147,264	--	--

ROLL STATUS: O Open, Subject to Change

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

City of Idaho City
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss.
County of Boise)

I, Trudy L Jackson, [redacted]
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 _____ _____
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 9 day of May, 2025

Signature

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

Shirley A. George
Notary Public for Idaho

Residing at: Idaho City

My commission expires: 6-27-2029

SHIRLEY A. GEORGE
NOTARY
PUBLIC
Comm. 20751
STATE OF IDAHO

MAKE CHECKS PAYABLE TO:

Boise County Tax Collector
P.O. Box 1300
Idaho City, ID 83631

PHONE: (208)392-4441

2023 REMINDER NOTICE

To Pay by Credit Card

VISA AMERICAN EXPRESS DISC VER

Visit www.boisecounty.us., Select Treasurer
Or call 1-866-270-5357

Point and Pay the service provider, charges a nominal fee for this service

JACKSON TRUDY LYNN
[redacted]
IDAHO CITY ID 83631-0031

Bill #: 244866

Parcel #: RPI00000266001

Description: T6N R5E SEC 26 IC
ACREAGE BEHIND IC GROCERY
TAX 232

Year	Roll	Half	Base Tax	Late Charge	Interest	Payment	Amount Due	Bill #
2023	1	2	382.62	0.00	0.00	-4.14	378.48	244866

TAXES BECOME DELINQUENT, PAYMENTS ARE APPLIED TO THE OLDEST DELINQUENCY FIRST. IF YOU HAVE TGAGE COMPANY YOU WILL BOTH RECEIVE THIS NOTICE.

PORTION OF THE SECOND HALF TAX BECOMES DELINQUENT, YOU WILL BE CHARGED 2% LATE CHARGE AND EST PER MONTH, WITH INTEREST DATING BACK TO JANUARY 1ST.

O AVOID LATE CHARGE & INTEREST, PAYMENT MUST BE POSTMARKED BY JUNE 20, 2024

MAKE CHECKS PAYABLE TO:
Boise County Tax Collector
P.O. Box 1300
Idaho City, ID 83631
PHONE: (208)392-4441

N THIS STUB WITH YOUR PAYMENT
PARCEL NUMBER ON YOUR CHECK

Bill #: 244866

Parcel #: RPI00000266001

Location: ID 000-

TOTAL DUE ALL YEARS: **$378.48**

RPI00000266001

00101221-MANUAL-00000145

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

TAX MASTER INQUIRY

PARCEL NUMBER
RPI00000266001

TAX CODE AREA
001-001

LEGAL DESCRIPTION
T6N R5E SEC 26 IC
ACREAGE BEHIND IC GROCERY
TAX 232

PRIMARY PROPERTY ADDRESS

JACKSON TRUDY LYNN
[redacted]
IDAHO CITY ID 83631

BALANCE DUE	INTEREST DATE 05/09/2025
$ 336.16	BALANCE AS OF 05/09/2025 4:33 pm
TOTAL	

Tax Year **Assessment Roll**
2024 PRIMARY

Bill Number: 256736

	FIRST HALF	SECOND HALF	FULL YEAR
TAX / CERTIFICATION			
Charges	$ 336.16	$ 336.16	$ 672.32
Adjustments	$ 0	$ 0	$ 0
Payments	$ -336.16	$ 0	$ -336.16
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	$ 336.16	$ 336.16

The amount due shown here is as of 4:33 pm on May 9, 2025, with interest calculated to May 9, 2025

VALUATION

TAXABLE VALUE:	$ 123,294

CHARGES

Tax Code Area:	001-001	Levy:	0.005368608
Tax Charge:		$	661.92
Certifications:		$	10.40
TOTAL CHARGES:		$	672.32

ATTENDANCE SHEET

IDAHO CITY

Planning and Zoning Commission

August 11, 2025

Regular Meeting

#	NAME (Please print)	Check here if you wish to speak	Topic of discussion
1	Bobby Mathews	✓	ORD: 352
2	Joshua Mathews		
3	Carol Empey		
4	Rudy Jadc	✓	
5			
6			
7			
8			
9			
10			
11			
12			
13			
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15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

AN ORDINANCE OF THE CITY OF IDAHO CITY, BOISE COUNTY, IDAHO, PROPOSED CHANGE TO ZONING ORDINANCE 352 – A NEW TITLE RELATING TO STANDARDS FOR A CONDITIONAL USE PERMIT FOR A FORMULA BUSINESS

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

08/28/2024

Findings of Fact

1. The Planning and Zoning Commission conducted a public hearing on Monday, August 11, 2025 at 6:00 pm regarding a proposed change to Zoning Ordinance 352 – A new title relating to standards for a conditional use permit for a formula business the City of Idaho City. Planning and Zoning finds it is necessary to regulate the establishment of formula businesses in order to promote the public health, safety, and welfare of the citizens of Idaho City and the orderly growth of the City of Idaho City.
2. Legal notice of the public hearing was published in the Idaho World.
3. One person from the public presented testimony during the public hearing. In summary, the person supported the ordinance and asked clarifying questions.
1. The public hearing was closed.
2. The Planning and Zoning Commission deliberated towards a decision.

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

Based upon the Findings of Fact contained herein the Planning and Zoning Commission recommends the City Council approve amending Zoning Ordinance 352 with a new title relating to standards for a conditional use permit for a formula business the City of Idaho City.

APPROVED this 11th day of August, 2025.

PLANNING AND ZONING COMMISSION
CITY OF IDAHO CITY, IDAHO

Marc Carignan, Chair

I. Permits

The City and its agents, employees and departments shall not approve any subdivision, conditional use permit, variance, building permit, grading permit, business license, other permits, other licenses or other entitlements for the use ("prohibited uses") of land or structures within any district in the City absent compliance with this chapter.

II. Definitions

A. Formula Business Uses. For purposes of this chapter, "formula business use" is a business which is required by contractual or other arrangement or affiliation to maintain a standardized ("formula") array of services and/or merchandise, menu, employee uniforms, decor, facade design, signage, color scheme, trademark or service mark, name, or similar standardized features; and which causes it to be substantially identical to 25 or more other businesses in the United States regardless of ownership or location at the time that the application is deemed complete.

B. Other terms

"Color scheme" means selection of colors used throughout, such as on the furnishings, permanent fixtures, and wall coverings, or as used on the facade.

"Decor" means the style of interior furnishings, which may include, but is not limited to, style of furniture, wall coverings or permanent fixtures.

"Facade" means the face or front of a building, including awnings, looking onto a street or an open space.

"Ground floor street front" means that portion of a building within 75 feet of a public street.

"Service mark" means word, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of a service from one party from those of others.

"Signage" means a sign pursuant to this title.

"Standardized array of merchandise" means 50 percent or more of in-stock merchandise from a single distributor bearing uniform markings.

"Standardized array of services" means a substantially common menu or set of services priced and performed in a consistent manner.

"Trademark" means a word, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of the goods from one party from those of others.

"Uniform apparel" means standardized items of clothing including but not limited to standardized aprons, pants, shirts, smocks, dresses, hats, and pins (other than name tags) as well as standardized colors of clothing.

III. Exemptions

This chapter shall not apply to:

A. Those land use applications (namely, subdivisions, conditional use permits, variances, design review, General Plan amendment, rezoning, building or grading permits) which were deemed complete prior to the adoption of the ordinance codified in this chapter;

B. Business licenses approved prior to the adoption of the ordinance codified in this chapter;

C. Construction required to comply with fire and/or life safety requirements;

D. Disability accessibility work;

E. Renovation of existing formula businesses, including renovations involving the addition of square footage comprising up to 15 percent of the gross floor area of the existing establishment or 1,500 gross square feet, whichever is less;

F. Changes in ownership of existing formula businesses where there is no substantial change to the land use classification of the use, or in the mode or character of the operation;

G. Change in formula business model or franchise where the existing formula business is substantially the same type of business offering similar array of services and/or merchandise.

H. Banks and credit unions;

I. Offices and tax preparation services, except as specified in SMC 17.340.040(A); and

IV. Conditional use permit requirement.

A conditional use permit shall be required for any formula business not otherwise prohibited.

V. Conditional use permit procedures.

Procedures for formula business conditional use permit applications shall conform to Chapter _____.

VI. Conditional use permit findings.

In acting on a formula business conditional use permit application, the Planning & Zoning Commission, or City Council on appeal, shall determine:

A. If the establishment, maintenance, or operation of the proposed use or development applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;

B. That the formula business establishment will complement existing businesses, and promote diversity and variety to ensure a balanced mix of commercial uses available to serve both residents and visitors;

C. That the proposed use, together with its design and improvements, is consistent with the unique and historic character of Idaho City, has an exterior design which appropriately limits "formula" architectural, sign, and other components, and will preserve the distinctive visual appearance and shopping/dining experience of Idaho City for its residents and visitors.

UTILITY BILLING SYSTEM Report ID: 1020

PAST DUE 60 OR MORE DAYS For target date 08/15/2025

CITY OF IDAHO CITY

11:22:44 - 08/25/2025

Account	Route - Meter / Fund - Service	Customer Name	Service Address	Balance	User Type	Past Due
20001-03	00-NONE	[redacted]	302 ELK CREEK ROAD		COMMERCIAL	
	51 - WATER BASE	Agreement				
	52 - SEWER			6108.02		5453.90
	51 - WATER LATE FEE					
	52 - SEWER LATE FEE			7494.41		7494.41
	51 - MISC					
	51 - OVERPAYMENT					
			Subtotal for Account 20001-03 :	13602.43		12948.31
20038-00	02-38	[redacted]	204 MAIN STREET		COMMERCIAL	
	51 - WATER BASE	Shut off		393.12		294.84
	51 - WATER USAGE			33.38		32.11
	51 - DEQ - DW1104			103.00		77.25
	52 - SEWER			218.04		163.53
	51 - WATER LATE FEE			52.36		19.66
	52 - SEWER LATE FEE			27.25		10.90
	51 - ON/OFF FEE			70.00		
	51 - NSF FEE			25.00		25.00
			Subtotal for Account 20038-00 :	922.15		623.29
20066-00	02-66	[redacted]	608 MONTGOMERY STREET		RESIDENTIAL	
	51 - WATER BASE	Letter		149.52		84.00
	51 - WATER USAGE			5.14		4.54
	51 - DEQ - DW1104	PD in full 8/25/25		34.50		17.25
	52 - SEWER			109.02		72.88
	51 - WATER LATE FEE			8.85		
	52 - SEWER LATE FEE			7.27		
	51 - OVERPAYMENT					
			Subtotal for Account 20066-00 :	314.30		178.47
20077-00	02-77	[redacted]	606 MONTGOMERY STREET		RESIDENTIAL	
	51 - WATER BASE	Letter		145.70		80.18
	51 - WATER USAGE					
	51 - DEQ - DW1104	PD in full 8/25/25		34.50		17.25
	52 - SEWER			109.02		72.68
	51 - WATER LATE FEE			8.02		
	52 - SEWER LATE FEE			7.27		
	51 - MISC					
	51 - OVERPAYMENT					
			Subtotal for Account 20077-00 :	304.51		170.11
20125-00	02-125	[redacted]	309 W WALULLA STREET		RESIDENTIAL	
	51 - WATER BASE	Letter		131.04		65.52
	51 - WATER USAGE			6.40		2.38
	51 - DEQ - DW1104			34.50		17.25
	52 - SEWER			98.71		62.37
	51 - WATER LATE FEE			26.07		19.26
	52 - SEWER LATE FEE			20.78		14.54
	51 - MISC					
	51 - ON/OFF FEE					
	51 - NSF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20125-00 :	317.50		181.34
20126-00	02-126	[redacted]	316 W WALULLA STREET		RESIDENTIAL	
	51 - WATER BASE	Agreement		262.08		196.56
	51 - WATER USAGE					
	51 - DEQ - DW1104			69.00		51.75
	52 - SEWER			170.86		134.52
	51 - WATER LATE FEE					
	52 - SEWER LATE FEE					
	51 - ON/OFF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20126-00 :	501.94		382.83

UTILITY BILLING SYSTEM Report ID: 1020

PAST DUE 60 OR MORE DAYS For target date 08/15/2025

CITY OF IDAHO CITY

11:22:44 - 08/25/2025

Account	Route - Meter Fund - Service	Customer Name	Service Address	Balance	User Type	Past Due
20131-00	02-131	[redacted]	115 COTTONWOOD STREET		RESIDENTIAL	
	51 - WATER BASE	?		720.72		655.20
	51 - WATER USAGE					
	51 - DEQ - DW1104			189.75		172.50
	52 - SEWER			399.74		363.40
	51 - WATER LATE FEE			327.61		262.09
	52 - SEWER LATE FEE			299.53		263.19
	51 - ON/OFF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20131-00 :	1937.35		1716.38
20139-00	02-139	[redacted]	109 COMMERCIAL STREET		RESIDENTIAL	
	51 - WATER BASE	Agreement		156.72		91.20
	51 - WATER USAGE			16.68		15.64
	51 - DEQ - DW1104			34.50		17.25
	52 - SEWER			109.02		72.68
	51 - WATER LATE FEE			6.91		6.91
	52 - SEWER LATE FEE			4.27		4.27
	51 - NSF FEE			25.00		
	51 - OVERPAYMENT					
			Subtotal for Account 20139-00 :	353.10		207.95
20278-00	02-278	[redacted]	301 W WALULLA STREET		RESIDENTIAL	
	51 - WATER BASE	PD #200 8/18/25		131.04		65.52
	51 - WATER USAGE	Agreement		2.61		1.49
	51 - DEQ - DW1104			34.50		17.25
	52 - SEWER			102.97		66.63
	51 - WATER LATE FEE			16.10		
	52 - SEWER LATE FEE			7.27		
	51 - ON/OFF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20278-00 :	294.49		150.89

Total Balance: 18547.77

Total Past Due: 16559.57