

MINUTES
IDAHO CITY PLANNING AND ZONING COMMISSION
IDAHO CITY HALL
511 MAIN STREET, IDAHO CITY, ID 83631
November 10, 2025
6:00 P.M.
REGULAR MEETING

CALL TO ORDER 6:00

I. ROLL CALL TO ESTABLISH QUORUM

<i>Adams, Jon</i>	<i>Present</i>
<i>Carignan, Marc</i>	<i>Present</i>
<i>Neubert, Greg</i>	<i>Present</i>
<i>Mancera, Taryn</i>	<i>Present</i>
<i>Secor, Gary</i>	<i>Present</i>

II. REVIEW AGENDA No changes

III. PUBLIC COMMENTS No comments

IV. PLANNING & ZONING ADMINISTRATOR UPDATE

V. APPROVAL OF MINUTES – ACTION ITEM

1. **August 11, 2025**
2. *For the record: September 8, 2025 – no meeting, no quorum*
3. *For the record: October 13, 2025 – no meeting – Columbus Day holiday, no quorum*

Motion to approve: Jon Adams
Second: Greg Neubert
All in favor: Unanimous

VI. OLD BUSINESS

VII. NEW BUSINESS– ACTION ITEM

A. Review and confirm City of Idaho City area of impact (**ACTION ITEM**)

We recommend they ask the county to confirm the current area of impact, as defined, in order to comply with state statutory deadlines, however, we recommend that the city encourages the County and City P&Z work together to secure an accurate, modern map, allowing for city input before this is brought to the public for public comment at the county level.

B. LOT COMBINATION – LOT LINE ADJSUTMENT – 114 BEAR RUN RD.
RPI0000026151B & RPI0000026152C **ACTION ITEM**

Motion to approve: Gary Secor
Second: Greg Neubert
All in favor: Unanimous

VIII. NEW BUSINESS– DISCUSSION ITEMS

C. Initial discussion - P&Z to consider whether there should be a change to our ordinances to allow or provide specific provisions on the following:

- a. Lot Line Adjustments (property boundary adjustments)

We don't technically have a requirement for a lot line adjustment approval – we have a form but not the matching code, so the goal would be to develop an ordinance (with normal public hearing inputs)

- b. Lot Splits (one-time division): right now this requires a subdivision application

The form inconsistent with city code. Proposed changes:

- 1. Allow for a simple split of one to two lots*
- 2. The two lots must be buildable lots after the split (meet setbacks, etc.)*
- 3. The lot split is allowed only once.*

- c. Encroachment Agreements

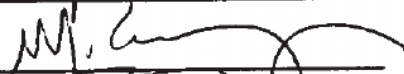
Need to define rules for encroachment agreements – we discussed, at minimum, rule regarding building permit approval or change of ownership triggering cessation of encroachment agreements.

ADJOURN 7:05

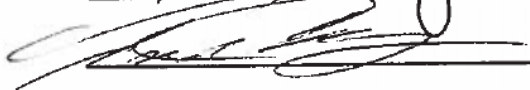
Approved Date:

12/8/25

Signed:



Attest:



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.