

**IDAHO CITY PLANNING AND ZONING COMMISSION**  
**IDAHO CITY HALL**  
**511 MAIN STREET, IDAHO CITY, ID 83631**  
**April 12, 2021**  
**6:00 P.M.**  
**MINUTES**  
**REGULAR MEETING**

1. **CALL TO ORDER-** Chairman Rora Canody called the meeting to order at 6:04 p.m.
2. **ROLL CALL-** Present: Rora Canody, Jim Nicholson and Tyrell Jewell. Gary Secor.  
Absent: Gary Secor, and RC Hayes. Chairman Canody declared a quorum was present.
3. **REVIEW AGENDA:** The Commission reviewed the agenda and was accepted as presented.
4. **APPROVAL OF MINUTES-ACTION ITEM**  
Minutes of the January 14, 2021 and February 8, 2021 regular meetings. Commissioner Nicholson made a motion to approve the minutes of the January 14, 2021 regular meeting as presented; seconded by Commissioner Jewell. All ayes, motion carried.  
The minutes of the February 8, 2021 regular meeting were tabled until the March 8, 2021 regular meeting.
5. **P&Z COMMISSION MEMBER DISCUSSION**  
Chairman Canody informed the Commission that Idaho City Code Title 10 Zoning Regulations; Chapter 2, Sec 1 states: The P&Z Commission will consist of five (5) members and the P&Z Administrator is not a member of Commission. She also informed the Commission that Randy Lee has resigned from the Commission leaving the appropriate number of Commission members. In order to have a quorum to conduct business at least 3 of the 5 members need to be present.
6. **MORES CREEK CROSSING SUBDIVISION PHASE 2**
  - a. **Lots 54 & 55 Combination Discussion**  
P&Z Administrator Nancy Link informed the Commission she had received an email from Mr. & Mrs. LaMark, owners of two lots within the Mores Creek Crossing Sub, Phase 2, requesting how to combine their lots. The Commission discussed the issue and no decision was made.
7. **IDAHO CITY ESTATES-PHASE TWO**
  - a. **Discussion of process**  
P&Z Administrator and Chairman Canody reviewed with the Commission the process for a subdivision application as stated in the City's Subdivision Ordinance #262. Members of the community gave the Commission history of Idaho City Estates Phase One.
8. **HEART OF THE MOUNTAIN DAYCARE**
  - a. **Discussion of process**  
Ashley Elliott and Ashley Marie Elliott appeared before the Commission and discussed the process to apply for a conditional use permit. The process was explained as outlined in Title

10 Zoning Ordinance, and the table in 10-6-3 (c) Mixed Use states a CUP is necessary for a daycare facility. The Commission was asked to double check with legal counsel; as two other businesses within the city limits did not have to apply for a CUP when the businesses changed. Chairman Canody agreed to contact legal counsel.

**9. CONTINUE REVIEW of the COMPREHENSIVE PLAN**

**a. List recommended changes for City Council Review**

**The Commission reviewed a few more items with the Comprehensive Plan. No decisions were made.**

**10. UPCOMING MEETINGS:**

**a. The Next regular meeting is scheduled for May 10, 2021 at 6:00 pm.**

**11. ADJOURN – ACTION ITEM**

Having no further business, Commissioner Nicholson moved the meeting be adjourned at 7:18 p.m.; seconded by Commissioner Jewell. All ayes, motion carried. Chairman Canody adjourned the meeting at 7:18 p.m.

**Approved** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
**Chairman/Co-Chairman**

\_\_\_\_\_  
**Attest**