

City of Greenleaf

20523 N. Whittier Dr.
Greenleaf, Idaho 83626
208/454-0552 office
208/454-7994 FAX
greenleafcity@cableone.net
<http://www.greenleaf-idaho.us/>

PLANNING & ZONING COMMISSION MEETING MINUTES Special Session 6:30p Wednesday 04 September 2024 at Greenleaf City Hall*

This meeting is available via computer, tablet or smartphone at:
<https://meet.goto.com/337659293> or by phone: Access Code: 337-659-293, United States: +1 (646) 749-3122

Agenda:

- 1 Meeting called to order
- 2 Pledge of Allegiance
- 3 Roll Call
- 4 Consideration of adjustments to meeting agenda [Action Item]
- 5 OLD BUSINESS:
- 5.1 Any other Old Business
- 6 NEW BUSINESS:
- 6.1 Public Hearing Regarding Proposed Changes to the Zoning Map
- 6.2 Discussion and Consideration of Changes to the Zoning Map [ACTION ITEM]
- 6.3 Any other New Business
- 7 ADJOURNMENT
- 7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed
- 7.2 Consideration of minutes for this meeting [ACTION ITEM]
- 7.3 Adjournment [ACTION ITEM] [Action Item]

1 Meeting called to order

Chair Dave Cardenuto called the meeting to order at approximately 6:32p

2 Pledge of Allegiance

Dave Cardenuto led those in attendance in the Pledge of Allegiance.

3 Roll Call

The clerk was asked to take roll call:

- Seat 1: Alisha Dittman
- Seat 2: Steve Pemberton
- Seat 3: Sharmaine Hamilton

- Seat 4: Dave Cardenuto
- Seat 5: Jim Haley

Also Present:

- Impact Area Representative
- City Attorney
- City Clerk

- City Engineer
- Public Services Director
- Deputy Clerk

4 Consideration of adjustments to meeting agenda [Action Item]

There were none.

5 OLD BUSINESS:

5.1 Any other Old Business

There was none.

6 NEW BUSINESS:

6.1 Public Hearing Regarding Proposed Changes to the Zoning Map

City Engineer and Zoning Administrator Amy Woodruff explained public hearing process.

Dave Cardenuto called the public hearing to order at approximately 6:39p.

Amy Woodruff reviewed the current zoning map, and presented the proposed map and written narrative memo.

Dave Cardenuto noted there was no positive testimony on the sign-in sheet and called for neutral testimony.

Alan Weinacht 21176 Main Street spoke neutral to the application, with question regarding transitional zoning for his property. Amy Woodruff expressed there is not a timeline for transition. The current non-conforming residential use would not be expanded.

Dave Cardenuto called for opposed testimony.

Carlos Mendoza expressed that the neighborhood commercial spot-zoned property near intersection of Friends Road and Peckham Road is being used for commercial purpose. It was noted that the property was purchased with this zoning in mind, for the current commercial purpose. R-3 zoning with outdoor storage would be possible, but current commercial zoning is preferred. The parcel is not a good candidate for development.

Amy Woodruff expressed that staff does not object to leaving the spot zoning.

Discussion followed. The commission expressed desire to not impact existing business, and favoring leaving the spot-zone in place.

It was noted that Lowell Smith has requested that his residence remain zoned r-5. Discussion followed.

Dave Cardenuto closed the public hearing at approximately 7:10p

Discussion followed. By unanimous consent, the Commission favored leaving the Mendoza property spot-zoned neighborhood commercial, and Lowell Smith's property remain zoned r-5.

6.2 Discussion and Consideration of Changes to the Zoning Map [ACTION ITEM]

Jim Haley moved to approve the proposed changes to the zoning map with changes as discussed above for Mendoza and Smith properties. Sharmaine Hamilton seconded. The motion received unanimous approval.

6.3 Any other New Business

There was none.

7 ADJOURNMENT

7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed

No recess was taken.

7.2 Consideration of minutes for this meeting [ACTION ITEM]

Jim Haley moved to approve the minutes. Dave Cardenuto seconded. The motion received unanimous approval.

7.3 Adjournment [ACTION ITEM] [Action Item]

Dave Cardenuto moved to adjourn. Alisha Dittman seconded. The motion received unanimous approval and the meeting adjourned at approximately 7:20p.

Respectfully submitted,

Lee C. Belt
City Clerk
City of Greenleaf

NONDISCRIMINATION STATEMENT: In accordance with Federal law and U.S. Department of Agriculture policy, the City of Greenleaf is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.) If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

SPECIAL ACCOMMODATION: Any person with a disability may request a reasonable accommodation to make it easier to use City facilities or programs, or request that the City provide information in a different way. Details and Reasonable Accommodation Request Forms are available at City Hall (20523 Whittier Dr., Greenleaf, ID 83626). Those who have impaired hearing or speech may contact City Hall utilizing the Idaho Relay Service: TDD: (Toll Free) Dial 1, then 800-377-3529; VOICE: (Toll Free) Dial 1, then 800-377-1363, or 711.

Materials are available in Spanish upon request.
Los materiales están disponibles en español a pedido.