

# City of Greenleaf

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## PLANNING & ZONING COMMISSION MEETING MINUTES Regular Session 6:30p 17 December 2025 at Greenleaf City Hall\*

### 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 Workshop session for discussion and consideration of a draft update to the city's comprehensive plan, including from beginning of document through Chapter 3 [ACTION ITEM]
  - 6.2 Discussion and consideration of deliverables offered in the Gem State Housing Alliance 'A Housing Playbook for Idaho's Cities' [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]

### 1 Meeting called to order

Chair Dave Cardenuto called the meeting to order at approximately 6:31p.

### 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, with the following results:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Seat 1: Alisha Dittman  | <input checked="" type="checkbox"/> Seat 4: Dave Cardenuto |
| <input checked="" type="checkbox"/> Seat 2: Steve Pemberton | <input checked="" type="checkbox"/> Seat 5: Jim Haley      |
| <input type="checkbox"/> Seat 3: Sharmaine Hamilton         |  |

Also Present:

- ☐ Impact Area Representative
- ☐ City Attorney
- ☒ City Clerk

- ☐ City Engineer
- ☐ Public Services Director
- ☐ Deputy Clerk

The meeting was 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

- 4 Consideration of adjustments to meeting agenda [Action Item]  
There were none.

- 5 OLD BUSINESS:
- 5.1 Any other Old Business  
There were none.

- 6 NEW BUSINESS:
- 6.1 Workshop session for discussion and consideration of a draft update to the city's comprehensive plan, including from beginning of document through Chapter 3 [ACTION ITEM]

The P&Z reviewed the draft, with discussion and changes made throughout. Discussion included Comprehensive Plan Statement of Purpose, A Brief History of Greenleaf, and the Vision Statement. Rural Character of the Community was also discussed.

Chapter 1 was deferred for input from the City Attorney.

Chapter 2 was discussed. Future conditions and action items were reviewed.

Chapter 3 was deferred for input from Vallivue School District.

- 6.2 Discussion and consideration of deliverables offered in the Gem State Housing Alliance 'A Housing Playbook for Idaho's Cities' [ACTION ITEM]

Discussion followed. Interest was expressed in discussion with Gem State Housing Alliance regarding single family scale missing middle housing types and cutting red tape to streamline permitting.

- 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]

The minutes were approved by consensus.

7.3 Adjournment [ACTION ITEM]

Dave Cardenuto moved to adjourn. Alisha Dittman seconded. Their motion received unanimous approval and the meeting adjourned at approximately 8:18p

Respectfully submitted,

Lee C. Belt  
City Clerk  
City of Greenleaf

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