

# **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:

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

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. Them 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.