

# **City of Greenleaf**

20523 N. Whittier Dr.  
Greenleaf, Idaho 83626  
208/454-0552 office  
208/454-7994 FAX  
[cityhall@greenleaf-idaho.us](mailto:cityhall@greenleaf-idaho.us)  
<http://www.greenleaf-idaho.us/>

## PLANNING & ZONING COMMISSION MEETING AGENDA Special Session 5:30p 21 January 2026 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

1 Meeting called to order

2 Pledge of Allegiance

3 Roll Call

Seat 1: Alisha Dittman

Seat 4: Dave Cardenuto

Seat 2: Steve Pemberton

Seat 5: Jim Haley

Seat 3: Sharmaine Hamilton

Also Present:

Impact Area Representative

City Engineer

City Attorney

Public Services Director

City Clerk

Deputy Clerk

4 Consideration of adjustments to meeting agenda [Action Item]

5 OLD BUSINESS:

5.1 Any other Old Business

6 NEW BUSINESS:

6.1 Consideration of adjusting the Regular Session P&Z schedule [ACTION ITEM]

6.2 Consideration of P&Z Chair and Vice-Chair [ACTION ITEM]

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

6.4 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 5:35p.

2 Pledge of Allegiance

Dave Cardenuto led those assembled in the Pledge of Allegiance.

3 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]

No changes were made.

5 OLD BUSINESS:

5.1 Any other Old Business

6 NEW BUSINESS:

6.1 Consideration of adjusting the Regular Session P&Z schedule [ACTION ITEM]

Discussion followed. By consensus, regular meetings were set at 6p on the 2<sup>nd</sup> Wednesday of the month.

6.2 Consideration of P&Z Chair and Vice-Chair [ACTION ITEM]

Discussion followed. Jim Haley moved for Dave Cardenuto to continue as chair. Sharmaine Hamilton seconded. The motion was approved by voice vote.

Dave Cardenuto moved for Jim Haley to continue as vice chair. Sharmaine Hamilton seconded. The motion was approved by voice vote.

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

The P&Z reviewed the draft and made changes, with particular attention to Chapter 3, Chapter 5, Chapter 6, and Rural Character of the Community.

Desire was expressed for measured growth, avoiding cookie-cutter subdivisions and unnecessary HOAs.

Direction was confirmed for single family scaled residential, and missing middle up to triplex infill in residential zones, with multi-family 4-plex and larger

recognized as a business appropriate for commercial zoning rather than residential.

6.4 Any other New Business

There was none.

7 ADJOURNMENT

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]

Dave Cardenuto moved to approve the minutes. Steve Pemberton seconded. The motion received unanimous approval.

7.3 Adjournment [ACTION ITEM]

Dave Cardenuto moved to adjourn. Alisha Dittman seconded. The motion received unanimous approval and the meeting adjourned at approximately 6:50p.

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](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](mailto: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.