ORIGINAL

Spelling error on p. 2

REGULAR MEETING OF THE
BOISE COUNTY PLANNING & ZONING COMMISSION
April 15, 2010
Horseshoe Bend Court Annex
383 HWY 55
Horseshoe Bend, Idaho

Commissioners Present: Chairman Jon Bart, Commissioner Clint Evans, Commissioner Jack Kane, Commissioner Rosemary P. Ardinger and Commissioner Lois K. Murphy. Excused: Vice Chairman John Cottingham.

Staff Present: Planning & Zoning Administrator Patti Burke, Deputy Administrative Assistant Mindy Dorau.

Roll Call was taken; five of the six members were present. Chairman J Bart declared a quorum was present and called the meeting to order at 6:28 p.m.

Review and Approval of the March 18, 2010 Regular Meeting Minutes
Commissioner J Kane made a motion to approve the minutes of the March 18, 2010 regular meeting, as written; seconded by Commissioner C Evans. All ayes, motion carried.

Planning & Zoning Comprehensive Plan – Public Hearing
Chairman J Bart declared the public hearing convened for Planning & Zoning Comprehensive Plan. Commissioner J Kane gave a synopsis on each chapter of the updated Comprehensive Plan. The Commission discussed the Committee's work on the revision of the Comprehensive Plan and recommended no further changes. Public Testimony was received from: Jayne Reed and Doug Bergy. Chairman J Bart closed the Public Hearing and ask for a motion. Commissioner C Evans made a motion to recommend approval of the updated Comprehensive Plan to the Board of County Commissioners. Seconded by Commissioner R P. Ardinger. All Ayes. Motion Carried.

City of Horseshoe Bend Area of Impact
Jerome Mapp and Mary Hansen, City of Horseshoe Bend Mayor, appeared before the Commission and gave public testimony regarding City of Horseshoe Bend's request to expand the Area of City Impact from the current one mile to two miles.

Public testimony was received in opposition from Andy Cude and Rod Ralphs.

Jerome Mapp and Mary Hansen were given the opportunity to give further comments regarding the issues raised by the public testimony.

Commissioner C Evans made a motion to recommend to the Board of County Commissioners not to approve the expansion of the Area of Impact; the two main reasons being there does not seem to be a lot of benefit for the people in the proposed area of city impact and the City is currently unable to provide services to the proposed area of city impact; seconded by Commissioner J Kane.

Roll Call: Chairman J Bart – y, Clint Evans – y, Commissioner J Kane – y, Commissioner R P. Ardinger – y, Commissioner L K. Murphy – y. All Ayes, Motion Carried.

General Discussion:

Clarification of Conditional Use Permit.
Planning & Zoning Administrator P Burke ask the P&Z Commission for clarification on the following condition: *No additional activity or construction other than applied for may commence without application for an Amended Conditional Use Permit.* Commission agreed that as long as the activity is what they applied for, they are fine.

Having no further business, Chairman J Bart adjourned the meeting at 8:20 p.m.

Approved by the Commission this 17th day of June, 2010.

Vice Chairman J Cottingham

Attest:

Mindy Dorau, Deputy Administrative Assistant

CHAPTER ONE - POPULATION

The population in Boise County has increased from 1,646 in 1960 to 7,773.

In 1990 Crouch had a population of 75. In 2009 it had a population of approximately 160; Horseshoe Bend has increased it's population from 643 in 1990 to 769; Idaho City likewise has increased it's population from 322 in 1990 to 490 in 2009 and Placerville has grown from 14 to 46.

CHAPTER TWO-PRIVATE PROPERTY RIGHTS

Boise County wishes to insure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact private property values, or create unnecessary technical limitations upon the use of property which will constitute an unconstitutional taking of private property rights.

CHAPTER THREE - EDUCATION

Boise County has three school districts with approximately 1,115 students enrolled. In the past three years the three districts have experienced a combined growth of 10%. Boise county citizens have indicated that education is a critical component of the county's quality of life. The three school districts have actively supported long range planning to identify growth needs and school facilities.

CHAPTER FOUR - ECONOMIC DEVELOPMENT

Similar to many rural areas in the United States, Boise county has, in the past, relied heavily upon a natural resource based economy. Primarily, this reliance has been on timber, mining and agriculture. In fact, public timberlands provided the majority of funding for Boise County's road and bridge system.

It is a two fold economic challenge of preserving and maintaining natural resources and revenues from those resourced while maintaining and managing tourism which the county must address.

CHAPTER FIVE - LAND USE

The basic objective of the land use section is to identify patterns of current land use and planning patterns of future land use which will preserve and enhance the rural atmosphere and character balanced by a respect for private property rights in regulating development and growth. Additional objectives are set forth in Section 67-6502 of the Idaho Code.

CHAPTER SIX - NATURAL RESOURCES AND HAZARDOUS AREAS

The natural resources of Boise County include the climate and geology of mountains and valleys, hydrology of rivers and streams, vegetation of forests, wildlife, fisheries, game and aviaries, scenic vistas, and clean air.

The County's potential hazards include wildfires, steep slopes, erosion. flooding, landslides, avalanches and earth quakes. Ground water contamination is also a potential hazard due to subsurface sewages disposal. The hazard vulnerability analysis that was updated with the Boise County All Hazards Mitigation Plan in November 2005 can be ground at Boise County Offices.

CHAPTER SEVEN - TRANSPORTATION

According to a previous survey, a majority of 64% rated the county road systems "good" or "adequate". At the same time , county residents indicated road improvements as the number 1 priority for investment of County Capitol funds.

Idaho Transportation maintains the following main thoroughfares within Boise County:

State Highway 55 from Boise to New Meadows

State Highway 52 from Horseshoe Bend to Emmett

State Highway 21 from Boise to Stanley

Boise County has three general aviationlanding strips used by the public and the Forest Service.

Garden Valley

Idaho City

Warm Springs (Loman)

CHAPTER EIGHT- PUBLIC SERVICES AND UTILITIES

The projected population and development growth in Boise County will require a corresponding expansion of public facilities and services. The adequate provision of public facilities and services is an important component in the "quality of life" enjoyed by the citizens.; All land use planning decisions should evaluate the effects of new development on the delivery of public services. Since development in the outlying areas of the county can be more costly to serve than development adjacent to areas of existing development, land use decisions should consider costs and benefits of any new development.

CHAPTER NINE-HOUSING

Canyon and Ada County growth has heavily impacted Adams, Valley, Washington, Payette, Gem, Elmore, Owyhee and Boise County. records indicate a 278% increase in the number of housing units between 1980 and 2005 in the county. These communities have, in turn, been faced with growth pressures, lagging infrastructure, and ineffective regulations.

As of October 2009 there are 6,797 subdivision lots within Boise County. Of these, 3,579 are developed with a remaining 3,218 undeveloped lots owned by private individuals.

CHAPTER TEN - RECREATION AND OPEN SPACE

Recreation and open space opportunities are a major interest to the people of Boise County. Historically, recreation mining, sightseeing, and fishing have been the primary recreational activities in the county. The 1997 Boise County Planning Survey, as well as the citizens committee working on this plan, found that property owners rated the greatest assets of the county as openness, natural beauty, clean air, un-crowded conditions, recreational opportunities and its rivers and streams. These special features are significant factors contributing to the counties overall quality of life.

CHAPTER ELEVEN - CULTURAL, HISTORIC AND SPECIAL AREAS

Residents of Boise County are determined individuals.
Boise County has a rich historic legacy worth preserving. It is the comprehensive plan's vision to sustain those elements of the county's heritage, customs, and culture that contributes to its appeal to both residents and visitors alike. Placerville, Idaho City, Horseshoe Bend, Garden Valley, Grimes Pass, Crouch, Lowman and Grandjean are all places that deserve to be preserved and remembered.

CHAPTER TWELVE - COMMUNITY DESIGN

This element concerns itself with Boise County's identity. Maintaining and enhancing the livability of the county relies on conserving the area's natural and historic features, protecting its scenic vistas and enhancing highway corridors.

Community designs also the process of defining land use and facilities within a community. Each of the four cities is very important to the ;make-up of Boise County and each city has its own comprehensive plan. The goals here are very general and were typically the result of informal city council discussion. The goals included here apply out side the city limits.

IMPLEMENTATION

The Boise County Comprehensive Plan anticipates events ten to fifteen years into the future. This allows time for implementing land use patterns, transportation networks, and facility plans.

Implementation is the phase of the planning process which makes the goals and policies, as stated in the Comprehensive Plan. become reality. The plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the plan is the first step in implementation.

POLICIES OF PLAN IMPLEMENTATION

- Update the zoning and land use ordinacves to be in conformance with the updates in the adopted Comprehensive Plan.

- The County Commissioners will have the responsibility to oversee and encourage the implementation of the goals, objectives, and guidelines of the Comprehensive Plan.

- The Planning and Zoning Commission will be the responsible party for a review of the Comprehensive Plan at least one every two years.

-Require that the Comprehensive Plan be reviewed when land use decisions dictate and include public hearings on the proposed plan changes.