



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

April 21, 2016  
Boise County Courthouse  
419 Main Street  
Idaho City ID 83631

**Present:** Vice-Chair Dan Gasiorowski, Commissioner Rosemary P. Ardinger, and Commissioner John Jauregui. Chair Mitchel Tain absent.

**Staff Present:** Planning & Zoning Administrator Rora A. Canody, P&Z Asst. Brenda Wood, P&Z Asst. Malynda Turner, Prosecuting Attorney Jay Rosenthal and Attorney Steven Meade.

**Roll Call:** Vice-Chair Gasiorowski requested the roll call; three (3) of the four (4) P&Z Commission members were present. Vice-Chair Gasiorowski led all those present in the Pledge of Allegiance.

**Establish a Quorum and call the meeting to order:**

Vice-Chair Gasiorowski declared a quorum was present and called the regular meeting to order at 6:31 p.m.

**Review Agenda:** Vice Chair Gasiorowski requested that discussion of the Comprehensive Plan review be added to the General Discussion, as item 2. Vice Chair Gasiorowski made a motion to approve the agenda as amended; seconded by Commissioner Ardinger.

Roll call vote:            Commissioner Ardinger: Aye  
                                 Commissioner Gasiorowski: Aye    Commissioner Jauregui: Aye  
All ayes, motion carried.

**Approve Minutes:** Commissioner Jauregui made a motion to accept and approve the minutes of November 18, 2014 special meeting, November 20, 2014 regular meeting, March 17, 2016 regular meeting, March 24, 2016 special meeting, and March 28, 2016 special meeting as written and presented; seconded by Commissioner Ardinger. All ayes, motion carried.

**Public Hearing: Korell Outfitters Conditional Use Permit #2016-003**

Vice Chair Gasiorowski called the public hearing to order at 6:34 p.m. and explained the public hearing process to those present. Vice Chair Gasiorowski requested the staff report for the application from the Planning & Zoning Administrator Canody.

Planning and Zoning Administrator Canody stated that the entire Planning and Zoning Department file is now made part of the record, the staff report had been emailed out to the Commission and the applicant; and, proceeded with the supplemental visual PowerPoint on the application. Chris Korell, the applicant, is seeking Conditional Use Permit approval to operate an outfitting and guide base camp business during big game hunting seasons. The subject property is located at 80 Archie Creek Rd, Lowman, ID 83637, on parcel RP002400010030 which is within the Archie Creek Estates Subdivision.

Vice Chair Gasiorowski called upon applicant, Chris Korell, to present his testimony. Mr. Korell presented his application and answered questions from the Commission. Mr. Korell did not present

any new information to the Commission.

Vice Chair Gasiorowski called upon the public that wished to speak. Those who gave testimony in support of the application were: Dino Hugon, Randi Korell, Cody Korell, John May, and Darl Allred.

Those who gave neutral testimony of the application were: James Bransen.

Those who gave testimony in opposition of the application were: Marty Priest, Bruce Handrick, CeCe Handrick, Cathy Priest, David Priest, and Jeramy Priest.

Vice Chair Gasiorowski called upon the applicant for rebuttal testimony. Mr. Korell responded to the public's concerns. Mr. Korell then responded to further questions from the Commission.

Vice Chair Gasiorowski informed the applicant that additional information is necessary for the application requirements and the Commission could continue the public hearing if Mr. Korell would submit the information necessary. Or, the Commission could close the public hearing and make their decision. Mr. Korell informed the Commission that he did not want the hearing to be continued and requested the Commission close the public hearing.

Vice Chair Gasiorowski closed the public hearing at 7:37 p.m. The Commission deliberated the application and concluded that the application was incomplete. And therefore, would be denied. Commissioner Jauregui made a motion to deny CUP #2016-003 for Korell Outfitters based upon the conclusion the application is incomplete; seconded by Vice Chair Gasiorowski.

Roll call vote:                    Commissioner Ardinger: Nay  
   Commissioner Gasiorowski: Aye    Commissioner Jauregui: Aye

Motion carried.

Vice Chair Gasiorowski recessed the meeting for five (5) minutes. Vice Chair Gasiorowski called the meeting back to order at 7:45 p.m. Vice Chair Gasiorowski informed Mr. Korell that once the Findings of Fact, Conditions and Order document is signed, Mr. Korell would have fifteen (15) days to file for a reconsideration of the Commission's decision.

**General Discussion:**

ULO Amendment process: Planning and Zoning Administrator Canody presented a memo informing the Commission that the Board has hired Steven Meade to work with the P&Z Department on amendments to the ULO. The question was posed if the Commission wanted participate in the process of amending the ULO. The Commission agreed to participate in the amendment process. The topics to be reviewed include: Section 2.9 Variances, Section 2.12.C Penalty, Section 5.4.A.1 Lot Line Adjustment and Section 5.5 Subdivision. As no land use applications have been scheduled for the May 19, 2016 regular P&Z meeting it was agreed to have Mr. Meade attend and present the proposed amendments for discussion.

Comprehensive Plan Review: The Commission agreed the review of the 2010 Comprehensive Plan could be done simultaneously with the ULO amendment review and agreed to review the first two (2) chapters for discussion on May 19, 2016.

The Commission also agreed to review the draft of the By-Laws for the Commission at the May 19, 2016 regular meeting.

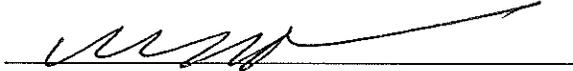
The next regular meeting will be held on May 19, 2016 at 6:30 p.m. in the Public Safety Building, 3851 Hwy 21, Idaho City.

**Adjourn:**

Having no further business on the agenda, Commissioner Jauregui made a motion to adjourn the meeting at 7:55 p.m.; seconded by Commissioner Ardinger. All ayes, motion carried.

Vice Chair Gasiorowski adjourned the Regular Meeting at 7:55 p.m.

Approved by the Commission this 19 day of May, 2016.



Vice Chair Dan Gasiorowski

Attest:

  
Rora A. Canody, P&Z Administrator