



REGULAR MEETING OF THE
BOISE COUNTY PLANNING & ZONING COMMISSION

August 19, 2010
Garden Valley High School
1053 Banks Lowman Road
Garden Valley, Idaho 83631

ORIGINAL

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

Excused: Commissioner Jack Kane.

Staff Present: Planning & Zoning Administrator Patti Burke, Administrative Assistant Rora Canody, Deputy Administrative Assistant Mindy Dorau, Deputy Administrative Assistant Nola Yonker and Deputy Prosecutor Cherese McLain.

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 6:32 p.m.

Review and Approval of the July 15, 2010 Regular Meeting Minutes

Corrections to the July 15, 2010 regular meeting minutes were offered by Commissioner J Cottingham. Commissioner C Evans made a motion to approve the minutes of the July 15, 2010 regular meeting with corrections; seconded by Commissioner J Cottingham. All ayes, motion carried.

Gold Hill Reclamation, Ryan McDermott – Analytical Reports

Administrative Assistant R Canody informed the Commission that Ryan McDermott was supposed to be present to give the status of his condition #13; *"Applicant will submit an analytical report on August, 19th 2010 to the P&Z Commission, pertaining to water quality downstream, air and soil (at the pond bottom) quality, as well as noise."* The Commission agreed to table Gold Hill Reclamation – Analytical Report until the end of the meeting to give Mr. McDermott time to arrive to the meeting.

Southfork Landing Amended PUD Application

Chairman J Bart called the public hearing to order for Southfork Landing Amended PUD application, and requested the staff report. Commissioner Cottingham put on the record that he had no conflict of interest in this application and would not recuse himself from the application. The records so reflects this declaration and discussion with the Deputy PA.

P&Z Administrative Assistant R Canody appeared before the Commission and read the supplemental PowerPoint staff report on Southfork Landing amended PUD application. The subject property is located west Alder Creek Road, at the intersection of Charters Mountain Ranch Road and Freedom Ranch Road; further described as the approved Southfork Landing Planned Unit Development, and only Assessor parcel number RP09N04E354851 being affected by this PUD Plat Amendment Application. Property Owner/Developer is Southfork Landing, Inc., and their engineer The Land Group, Inc., have applied for a PUD Plat Amendment to NE Exterior Boundary of the Southfork Landing PUD Recorded Plat. Administrative Assistant R Canody read late exhibit #13, from Boise County Road & Bridge Superintendent Bill Jones into the record. Staff recommended the following conditions if the Planning &

Zoning Commission were to recommend ~~the~~ approval of the amended PUD application to the Board of County Commissioners. 1. All conditions of the Southfork PUD dated July 9, 2007 remain effective and binding to the Application. This Amendment only changes exterior boundary lines. 2. Application shall obtain approval from Central District Health Department prior to signing of Final Amended Plat. 3. The Final Amended Plat shall contain all required face notes per BCSO #2006-02 and Idaho Code. 4. Applicant shall deed to Boise County a 66" wide easement along the Alder Creek Road boundary and a 33" easement along the South Fork Road boundary of the parcel for road maintenance and snow storage. 5. Applicant shall pay all taxes due and obtain County Treasurer and Assessor certification prior to signing of the Final Amended Plat. 6. Applicant shall comply with all local, state and federal requirements and permits. ✓

Commissioner R P. Ardinger made a motion to go into executive session to discuss condition number #5, applicant shall pay all taxes due and obtain County Treasurer and Assessor certification prior to signing of the Final Amended Plat. Motion died on the floor due to the lack of a second.

P&Z Administrator Burke and Deputy PA McClain provided further comments to the Commission regarding the Show Cause Hearing that the Board of County Commissioners had held with the applicant; and, answered questions from the Commission.

Property Owner/ Developer, Lloyd Mahaffey, Attorney Hethe Clark and Project Engineer Doug Russell appeared before the Commission and gave testimony regarding the Southfork Landing Amended PUD application and answered questions from the Commission.

Public Testimony was received from Jayne Reed and Sandy Donley.

Attorney Hethe Clark, representative for the applicant, was given the opportunity to give rebuttal testimony to the public comments.

Chairman J Bart declared the public hearing closed and the application was discussed by the Commission. After discussion, Commissioner Cottingham moved the Commission recommend to the Board of County Commissioners approval of the Southfork Landing Amended PUD Application with the following conditions: 1. All conditions of the Southfork PUD dated July 9, 2007 remain effective and binding to the Application. This Amendment only changes exterior boundary lines. 2. Application shall obtain approval from Central District Health Department prior to signing of Final Amended Plat. 3. The Final Amended Plat shall contain all required face notes per BCSO #2006-02 and Idaho Code. 4. Applicant shall deed to Boise County a 66" wide easement along the Alder Creek Road boundary of the parcel for road maintenance and snow storage. 5. Applicant shall comply with all local, state and federal requirements and permits; seconded by Commissioner Evans.

Roll Call: Chairman J Bart – yes, Vice Chairman J Cottingham – yes, Commissioner C Evans –yes, Commissioner R P. Ardinger –nay, Commissioner L K. Murphy – yes. Four (4) - yes votes, One (1) - nay vote. Motion carried.

Haile – Minor Subdivision Public Hearing & Review

Chairman J Bart called the public hearing to order for Haile Minor Subdivision application, and requested the staff report. Administrative Assistant R Canody appeared before the Commission and read the supplemental PowerPoint staff report on the Haile Minor Subdivision. Doug Russell, The Land Group, representative for the Haile Minor Subdivision application. The subject property is located off Alder Creek and Banks/Lowman Road, in section 35 T7N R2E and is developed by Southfork Landing, ✓

LLC., and owned by Terry and Joann Haile. This is a proposed one lot subdivision of 8.32 acres. Staff recommended the following conditions if the Planning & Zoning Commission were to recommend approval of the Haile Minor Subdivision application to the Board of County Commissioners: 1. Applicant shall comply with the County Engineer's report dated July 20, 2010 regarding the plat notes and plat checklist. 2. Applicant shall deed to Boise County a 33' wide easement along the South Fork Road boundary of the parcel for road maintenance and snow storage. 3. Applicant shall adhere to the Boise County Wildland Urban Interface Ordinance #2010-03. 4. Applicant shall use the existing two inch pressurized riser connected to Southfork Landing's water system in lieu of 3,000 gallon water storage tank on site for fire protection. 5. Applicant shall obtain Central District Health approval prior to the signing of the final plat. 6. Final Plat shall not be recorded until the Amended Plat of the Southfork Landing PUD had been recorded. 7. Applicant shall execute a new deed reflecting the new legal description and record. 8. Applicant shall pay all taxes due and obtain County Treasurer and Assessor certification prior to signing of the Final Plat. 9. Applicant shall comply with all local, state, and federal requirements and permits. 10. Applicant shall obtain any necessary permits for building in a wetland, if they wish to further develop this parcel. ✓

P&Z Administrator Burke and Deputy PA McClain gave further comments to the Commission regarding the application.

The Applicant's representatives, Hethe Clark and Doug Russell appeared and gave testimony to the Commission regarding the application; and, answered questions regarding the application.

Public Testimony was received from Sandy Donley.

The Applicant's representatives were given the opportunity to give rebuttal testimony to comments received.

Chairman J Bart declared the public hearing closed and the application was discussed further by the Commission. After discussion, Vice Chairman J Cottingham moved the commission recommend to the Board of County Commissioners to approval of Haile Minor Subdivision Application with the following conditions; 1. Applicant shall comply with the Engineers report dated July 20, 2010 regarding the plat notes and plat checklist. 2. Applicant, Haile, shall deed to Boise County a 33' wide easement along the South Fork Road and Alder Creek Road boundaries of the parcel for road maintenance and snow storage. 3. Applicant shall adhere to the Boise County Wildland Urban Interface Ordinance #2010-03. 4. Applicant shall use the existing two inch pressurized riser connected to Southfork Landing's water system in lieu of a 3,000 gallon water storage tank on site for fire protection. 5. Applicant shall obtain Central District Health approval prior to the signing of the final plat. 6. Final Plat shall not be recorded until the Amended Southfork Landing PUD boundary has been approved by the County Commissioners. 7. Applicant shall execute a new deed reflecting the new legal description and record same. 8. Applicant shall pay all taxes due and obtain County Treasurer and Assessor certification prior to signing of the Final Plat. 9. Applicant shall comply with all local, state, and federal requirements and permits; seconded by Commissioner L. K. Murphy. ✓

Roll Call: Chairman J Bart – yes, Vice Chairman J Cottingham – yes, Commissioner C Evans – yes, Commissioner R P. Ardinger – yes, Commissioner L K. Murphy – yes. All Ayes, motion carried.

Gold Hill Reclamation- Ryan McDermott – Analytical Reports

Ryan McDermott appeared before the Commission to inform them that the Gold Hill Reclamation project has been delayed. He is waiting for the equipment to be manufactured. Mr. McDermott agreed to keep P&Z Administrator Burke updated on the progress of condition #13, "water quality downstream, air and soil (at the pond bottom) quality, as well as noise."

General Discussion:

Subdivision Ordinance Review – for the Board.

P&Z Administrative Assistant Canody reviewed the new draft of the Subdivision Ordinance with the Commission; noting that with the addition of the Land Use Glossary as an appendix Chapter 2 Definitions had been removed from the final draft the Commission had approved on September 18, 2008 and submitted to the Board. Also, staff had reformatted Chapter 3 (was Chapter 4) Administrative Exceptions so that it would be in-line with the remainder of the draft ordinance. Commissioner Ardingler suggested a list of acronyms be added as an appendix also. The Commission agreed; and, will send a list to P&Z Administrative Assistant Canody for attachment.

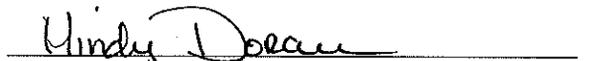
Vice Chairman J Cottingham made a motion the Commission approve the proposed revision of the Subdivision Ordinance Draft dated September 18, 2008; and submit to the Board of County Commissioners the Final Draft of the Subdivision Ordinance updated as of August 19, 2010, for process; seconded by Commissioner L. K. Murphy. All ayes, motion carried.

Having no further business, Chairman J Bart adjourned the meeting at 8:48 p.m.

Approved by the Commission this 16th day of September, 2010.


Jonathan Bart, Chairman

Attest:


Mindy Doran, Deputy Administrative Assistant