



REGULAR MEETING OF THE
BOISE COUNTY PLANNING & ZONING COMMISSION

July 15, 2010

Garden Valley High School
1053 Banks Lowman Road
Garden Valley, Idaho 83631

ORIGINAL

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

Staff Present: Planning & Zoning Administrator Patti Burke, Administrative Assistant Rora Canody, Deputy Administrative Assistant Nola Yonker, Boise County Engineer Steve Rae, Centra Consulting, Inc.

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 6:55 p.m.

Review and Approval of the June 17, 2010 Regular Meeting Minutes

Vice Chairman J Cottingham made a motion to approve June 17, 2010 meeting minutes as written. Seconded by Commissioner C Evans. All ayes, motion carried.

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Tangle Ridge Range Minor Subdivision Application:

Chairman J Bart called the public hearing to order for Tangle Ridge Ranch minor subdivision application, and requested the staff report. P&Z Administrative Assistant Canody appeared before the Commission and gave the following staff report on Tangle Ridge Range minor subdivision application: the subject property is located on Hwy 21 before the Robie Creek turnoff, in Section 33, T4N, R4E; owner is Tim Farrell. The parcel is 5.07 acres with two existing houses. The proposed two parcel minor subdivision would consist of one parcel at 2.0 acres and the other parcel at 3.07 acres. Staff recommended the following conditions if the Planning & Zoning Commission were to recommend approval of the minor subdivision to the Board of County Commissioners: 1. Applicant shall comply with the Centra Consulting, Inc. memorandum dated July 2, 2010 prior to final plat: 1-provide notes on the face of the plat (as listed in the memo); 2-provide subdivision and lot closure calculations in accordance with I.C. 50-1303; 3- prepare Fire Plan for review by local Fire District; 4-obtain approval letter from Boise County Disaster Services Coordinator; and 5- label the Basis of Bearing (I.C. 50-1301.1) 2. Applicant shall provide the Planning & Zoning Department with a Fire Plan approved by Robie Creek Volunteer Fire Department, prior to signing of the final plat. 3. Applicant shall adhere to the Boise County Wildland Urban Interface Ordinance #2010-03. 4. Applicant shall obtain Central District Health approval prior to the signing of the final plat. 5. County Treasurer and Assessor certification and all taxes paid prior to signing of the Final Plat. 6. Applicant shall comply with all local, state, and federal requirements and permits.

Applicant Tim Farrell appeared before the Commission and gave testimony regarding his application and answered questions from the Commission.

Public Testimony in opposition was received from Ann Heltsley. Applicant Tim Farrell was given the opportunity to give rebuttal testimony from the public comments. Boise County Engineer Steve Rae, Centra Consulting, Inc. appeared before the Commission and gave comments.

Chairman J Bart declared the public hearing closed and the application was discussed by the Commission. After discussion, Commissioner C Evans moved the Commission recommend to the Board of County Commissioners approval of the Tangle Ridge Ranch Minor Subdivision with the following conditions:

1. Applicant shall comply with the Centra Consulting, Inc. memorandum dated July 2, 2010 prior to final plat: 1-provide notes on the face of the plat (as listed in the memo); 2-provide subdivision and lot closure calculations in accordance with I.C. 50-1303; 3- prepare Fire Plan for review by local Fire District; 4-obtain approval letter from Boise County Disaster Services Coordinator; and 5- label the Basis of Bearing (I.C. 50-1301.1)
2. Applicant shall provide the Planning & Zoning Department with a Fire Plan approved by Robie Creek Volunteer Fire Department, prior to signing of the final plat.
3. Applicant shall adhere to the Boise County Wildland Urban Interface Ordinance #2010-03.
4. Applicant shall obtain Central District Health approval prior to the signing of the final plat.
5. County Treasurer and Assessor certification and all taxes paid prior to signing of the Final Plat.
6. Applicant shall comply with all local, state, and federal requirements and permits.

The motion was seconded Vice Chairman J Cottingham. All ayes, motion carried.

Calvary Chapel Retreat Center – Conditional Use Permit Application

Chairman J Bart called the public hearing to order for Calvary Chapel Retreat Center Conditional Use Permit application, and requested the staff report. Administrative Assistant Canody appeared before the Commission and gave a PowerPoint presentation and the following staff report on Calvary Chapel Retreat Center; represented by Ian Gee Attorney at Law, is requesting a Conditional Use Permit to operate a seasonal staff prayer and retreat meeting facility, occasional wedding or family gathering events. The parcel is located in the area of Garden Valley, Idaho, in Section 23 T7N R2E, and is owned by Robert Caldwell. Staff recommends the following conditions if the Commission approves Calvary Chapel Retreat Center Conditional Use Permit Application: 1. Applicant shall comply with BCZDO, Chapter 3, Section 3-9 Conditional Use Approval-If an allowed conditional use is abandoned for more than twelve (12) months it (the CUP) shall expire. 2. Applicant shall not engage in any additional activity or construction other than what has been applied for without first making application for an Amended Conditional Use Permit. 3. Applicant shall provide to the P&Z Department a copy of their Business Liability Insurance, yearly, in an amount that is practical for this industry. 4. Applicant shall comply with BCZDO, Chapter 9-Signage; specifically Sections 3-Procedures; 4-Standards; and 5-Land Use Standard for Signage, if applicant intends to install any on-site signs. A sign permit will be required, along with applicable fees. 5. Applicant shall provide screening in the form of a berm, trees and or 6 foot solid fencing on the north property boundary to mitigate noise and sight issues with the neighboring properties. 6. Applicant shall keep the noise level at 65 decibels or less from the edge of the applicant's property boundary; and, dust abatement shall be addressed as needed. 7. Applicant shall not exceed a total of 25 overnight occupants; with Central District Health concerns addressed prior to scheduling any overnight event. 8. Applicant shall provide Planning & Zoning Dept. with a copy of the final Terms and Policy of Property Use to be given to each party requesting use of the facility. 9. Applicant shall comply with BCZDO, Chapter 6, Section 6-6(f) (Glare and Lighting) All lighting or illumination units or sources shall be hooded or shielded to prevent glare on adjacent properties. Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be allowed. This shall not be construed so as to prohibit holiday lights. The applicant shall provide documentation to the Planning & Zoning Administrator, for any exterior lighting fixtures. 10. Applicant shall comply with BCZDO, Chapter 7, Off-Street Parking Requirements. Applicant shall submit to the

Planning & Zoning Dept. a parking area site improvements, Sec. 7-4; and parking lot design, Sec. 7-5. 11. Applicant shall demonstrate Best Management Practices (BMP) employed to meet IDEQ requirements as they apply to air, water, waste and the overall environment. 12. Applicant shall finish construction of Hawthorne Lane, per BC Road Standards Ordinance, to at least the driveway of the CUP parcel. 13. Applicant shall obtain appropriate permits from Central District Health Department prior to construction of any additional buildings which require septic service; or scheduling of large events. 14. Applicant shall submit a copy of Fire Plan that is approved by the Garden Valley Fire Department Chief. 15. Applicant shall submit an Emergency Evacuation Plan and it shall be posted throughout the site; at the parking area, bunkhouse, retreat center, and it shall be attached to the rental agreement form for each customer. 16. Comply with all federal, state, and local applicable laws.

Representing the Applicant Ian Gee, Attorney at Law, appeared before the Commission and gave testimony regarding the application, access and answered questions from the Commission.

Public Testimony received in support from Andra Gillespie, Steve Carlson, Bob Caldwell property owner and Nancy Pond. Neutral testimony received from Garden Valley Fire Protection Chief Jon Delvalle and opposed testimony received from Karen Viehweg. Boise County Engineer Steve Rae gave comments to the Commission regarding Hawthorne Lane and road specifications.

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 approve the Conditional Use Permit Application for Calvary Chapel Retreat Center for a staff prayer and retreat meeting facility, occasional wedding and family gathering events with the following conditions:

1. Applicant shall comply with BCZDO, Chapter 3, Section 3-9 Conditional Use Approval-If an allowed conditional use is abandoned for more than twelve (12) months it (the CUP) shall expire.
2. Applicant shall not engage in any additional activity or construction other than what has been applied for without first making application for an Amended Conditional Use Permit.
3. Applicant shall provide to the P&Z Department a copy of their Business Liability Insurance, yearly, in an amount that is practical for this industry.
4. Applicant shall comply with BCZDO, Chapter 9-Signage; specifically Sections 3-Procedures; 4-Standards; and 5-Land Use Standard for Signage, if applicant intends to install any on-site signs. A sign permit will be required, along with applicable fees.
5. Applicant shall provide screening in the form of a berm, trees and or 6 foot solid fencing from Hawthorne Lane to the eastern property boundary line.
6. Applicant shall keep the noise level at 65 decibels or less from the edge of the applicant's property boundary; and, dust abatement shall be addressed as needed.
7. Applicant shall not exceed a total of 16 overnight occupants in existing structures; with Central District Health concerns addressed prior to scheduling any overnight event.
8. Applicant shall provide Planning & Zoning Dept. with a copy of the final Terms and Policy of Property Use to be given to each party requesting use of the facility.
9. Applicant shall comply with BCZDO, Chapter 6, Section 6-6(f) (Glare and Lighting) All lighting or illumination units or sources shall be hooded or shielded to prevent glare on adjacent properties. Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be allowed. This shall not be construed so as to prohibit holiday lights. The applicant shall provide documentation to the Planning & Zoning Administrator, for any exterior lighting fixtures.

10. Applicant shall comply with BCZDO, Chapter 7, Off-Street Parking Requirements. Applicant shall submit to the Planning & Zoning Dept. a parking area site improvement, Sec. 7-4; and parking lot design, Sec. 7-5.

11. Applicant shall demonstrate Best Management Practices (BMP) employed to meet IDEQ requirements as they apply to air, water, waste and the overall environment.

12. Applicant shall finish construction of Hawthorne Lane, per Boise County Wildland Urban Interface (WUI) Standards Ordinance, to at least the driveway of the CUP parcel and meet the requirements of the Garden Valley Fire Protection District letter dated June 8, 2010.

13. Applicant shall obtain appropriate permits from Central District Health Department prior to construction of any additional buildings which require septic service; or scheduling of large events.

14. Applicant shall submit a copy of Fire Plan that is approved by the Garden Valley Fire Department Chief.

15. Applicant shall submit an Emergency Evacuation Plan and it shall be posted throughout the site; at the parking area, bunkhouse, retreat center, and it shall be attached to the rental agreement form for each customer.

16. Comply with all federal, state, and local applicable laws.

17. Hours of operation shall be 8 am to 10pm.

18. Provide sufficient parking for anticipated events in a parking plan delivered to Planning & Zoning.

The motion was seconded by Commissioner C Evans.

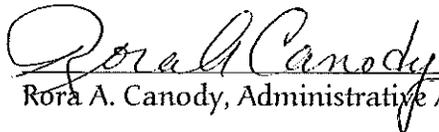
Roll Call: Commissioner J Kane – yes, Commissioner L K. Murphy – yes, Chairman J Bart – yes, Vice Chairman J Cottingham – yes. Motion Carried.

Having no further business, Chairman Bart adjourned the meeting at 8:31 p.m.

Approved by the Commission this 19th day of August, 2010.


Jon Bart, Chairman

Attest:


Rora A. Canody, Administrative Assistant