



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

July 17, 2014

Garden Valley High School Flex Room
1053 Banks Lowman Road
Garden Valley, ID 83622

Present: Chair Mitchel Tain, Commissioner Rosemary P. Ardinger, Commissioner Dan Gasiorowski, Commissioner Jayne Reed and Commissioner John Jauregui. Absent: Commissioner Tom Faull.

Staff Present: Planning & Zoning Administrator Rora A. Canody.

Roll Call: Chair Tain requested the roll call; five (5) of the six (6) P&Z Commission members were present. Chair Tain declared a quorum was present and called the regular meeting to order at 6:32 p.m.

Approve Minutes:

Minutes of the special meeting held on June 26, 2014: Commissioner Ardinger moved that the minutes of the special meeting held on June 26, 2014 be approved as presented; seconded by Commissioner Jauregui. All ayes, motion carried.

Minutes of the regular meeting held on June 26, 2014: Commissioner Ardinger moved that the minutes of the regular meeting held on June 26, 2014 be approved as presented; seconded by Commissioner Jauregui. All ayes, motion carried.

Public Hearing & Decision: Conditional Use Permit #2014-002 Harlow's School & Fire bus Co.:

Chair Tain called the public hearing to order on the Harlow's School and Fire Bus Conditional Use Permit application and explained the public hearing process. Chair Tain requested the staff report. P&Z Administrator Canody appeared before the Commission and presented her staff report and entered the entire Planning and Zoning file into the record. The applicant is seeking approval of a conditional use permit for Harlow's School and Fire Bus Service. The application was accepted and properly noticed for public hearing. The applicant is requesting to park and maintain school buses for the Garden Valley School and fire buses on the property. The subject property is located at 1069 Banks Lowman Road, Garden Valley, Idaho, (RP09N04E236502), and is approximately 8.47 acres. P&Z Administrator Canody further presented proposed conditions.

Chair Tain called upon applicant, Mark Dixon, to present his testimony. Mr. Dixon presented his application and answered questions from the Commission.

Chair Tain called upon those in favor of the application: Rosemary Koenig and Greg Simione. No one was present to present testimony opposing, or neutral, to the Commission. The applicant did not present any rebuttal, as it was unnecessary.

Chair Tain closed the public hearing and the Commission deliberated the application and discussed the improved safety and lower congestion for the school buses; and, exterior lighting.

Commissioner Gasiorowski made a motion that the Commission approve the **Harlow School and Fire Bus Company Conditional Use Permit #2014-02** as it meets the nine (9) criteria of the Zoning and Development Ordinance; with all standard conditions being applied and the following and **site specific conditions**:

1. Applicant shall have the hours of operation set as:
 - a) for school buses from 6:30 a.m. to 5:00 p.m., Monday through Friday, during each school year; and
 - b) for fire crew buses on an "as needed" basis during each fire season.
2. Applicant shall provide a copy of their best management practices for the disposal of all Hazardous Waste (i.e. used motor oil, transmission fluid, etc.) to the Planning and Zoning Administrator.
3. Applicant may install up to two (2) north shielded downward directional lighting fixtures on twenty-five (25) foot poles on the north-west side of the existing parking lot.
4. Applicant shall present to the Planning and Zoning Administrator any "safe haven" agreement between the applicant and Garden Valley School District for off campus evacuations.
5. Applicant shall provide the P&Z Department with a copy of their current paid insurance policy, suitable for this type of business.
6. Failure of Applicant to comply with all conditions of this conditional use permit will be cause for revocation of conditional use permit.
7. Applicant shall comply with all federal, state and county applicable laws.
8. All other exterior lighting, if replaced, shall be downward directional lighting.

Motion was seconded by Commissioner Jauregui. Roll call vote:

Commissioner Tain	Aye	Commissioner Gasiorowski	Aye
Commissioner Ardinger	Aye	Commissioner Jauregui	Aye
Commissioner Reed	Aye	Commissioner Faull	Absent

Public Hearing and Decision: Conditional Use Permit #2014-001 Garden Valley Therapeutic Boarding School:

Chair Tain called the public hearing to order on the Garden Valley Therapeutic Boarding School Conditional Use Permit application and explained the public hearing process. Chair Tain requested the staff report. P&Z Administrator Canody appeared before the Commission and presented her staff report and entered the entire Planning and Zoning file into the record. The applicants are seeking a Conditional Use Permit approval for a therapeutic boarding school located in Garden Valley for young boys between the ages of 10 to 15 years, with a maximum number of forty-five (45) students. The subject property is located at 1074 Banks Lowman Road, Garden Valley, Idaho (RP09N04E262600); the former Garden Valley School site.

Chair Tain next called upon the applicants, Paul and Vicki Larson. Mr. and Mrs. Larson appeared and presented their application. The Commission had many questions which were answered by Mr. and Mrs. Larson.

Chair Tain stated no one from the public had signed in to give testimony in support or against this

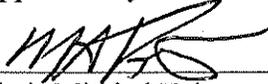
application; and, moved to the public who were neutral. Oral testimony was received from Rosemary Koenig, Greg Simone, Jon Delvalle and Alan Ward. Mr. Larson gave a rebuttal to address issues that had been raised regarding the property.

After further discussion of the application by the Commission, Commissioner Gasiorowski moved the application be tabled until the Regular Meeting on August 21, 2014 at 6:30 p.m. in the Public Safety Building, Idaho City; seconded by Commissioner Reed. All ayes, motion carried. The application was tabled.

General Discussion: Commissioner Gasiorowski suggested that the Commission request Jim McNall, ICRMP, be invited to attend a P&Z Commission meeting and provide training. The Commission agreed and asked Ms. Canody to set up the training. PA Gee informed the Commission that he, Ms. McConnell and Ms. Canody are working on one document of definitions for the ULO, which will be sent out by July 22nd for review and discussion by the work group at the July 31st Joint Workshop.

Having no further business, Chair Tain adjourned the regular meeting at 9:10 p.m.

Approved by the Commission this 17th day of MARCH, 2014.



Chair Mitchel Tain

Attest:



Rora A. Canody, P&Z Admin Staff