



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

July 28, 2016
Ladies Club Hall
121 W. Boise Street
Horseshoe Bend, ID 83629

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

Staff Present: Planning & Zoning Administrator Rora A. Canody, P&Z Asst. Brenda Wood, P&Z Asst. Malynda Turner, 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.

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: No changes were made to the agenda.

Approve Minutes: Commissioner Jauregui made a motion to accept and approve the minutes of 1/5/2015 special meeting, 1/7/2015 special meeting, 6/16/2016 regular meeting and 6/30/2016 special meeting as written and presented; seconded by Commissioner Ardinger. All ayes, motion carried.

KDM Enterprise Conditional Use Permit #2016-004:

Planning and Zoning Administrator Canody stated that the applicant has not submitted any revisions to the office and recommended the Commission put the CUP application on the September 15, 2016 agenda to make a final decision. Planning and Zoning Administrator Canody also requested that the meeting be changed to the 22nd. Vice-Chair Gasiorowski has obligations on that date; so the Commission left the September meeting date as the 15th at 6:30 p.m.

Public Hearing: Mercury Towers-HSB Conditional Use Permit #2016-007

Vice-Chair Gasiorowski opened the public hearing at 6:34 p.m. 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. Jason Evans, the applicant, is seeking Conditional Use Permit approval to build a tower structure (wireless telecommunications facility) on a leased portion of the Fry Ranch. The subject property is located at Old Emmett Road, Horseshoe Bend, ID 83629, on parcel RP07N02E342450.

Vice-Chair Gasiorowski called upon applicant, Mr. Evans, to present his testimony. Mr. Evans presented his application and answered questions from the Commission. Mr. Evans presented to the Commission that the tower would give coverage to Hwy 52. Commissioner Jauregui had questions regarding customers, aviation hazards and new generator type. Mr. Evans answered with a cellphone

company will be using the tower to provide better cell phone coverage, no aviation hazards will occur due to the proposed tower height, and generators would be possible in the future. Vice-Chair Gasiorowski requested that a ten (10) foot firebreak around the facility be added as a site specific condition. Power will be installed to the facility. Vice-Chair Gasiorowski asked about the propane tanks and generators on the site plan, and state he did not think they are to code as shown. Mr. Evans discussed these and agreed to remove them from the application.

Vice-Chair Gasiorowski called upon the public that wished to speak. Those who gave testimony in support of the application were: Adam Fry, Bonnie Fry and Mike Fry.
Those who gave neutral testimony of the application were: Chris Macaw.
Those who gave testimony in opposition of the application were: none.

Vice-Chair Gasiorowski called upon the applicant for additional testimony. Mr. Evans responded to further questions from the Commission regarding the ten (10) foot firebreak as a condition.

Commissioner Ardinger made a motion to approve CUP #2016-007 for Mercury Towers to install a tower structure (wireless telecommunications facility) and future buildings, with the nine (9) site specific conditions as stated on the record and all standard conditions of approval; based upon the Findings of Fact and Conclusions of Law as discussed; seconded by Commissioner Jauregui.

Roll call vote:	Vice-Chair Gasiorowski: Aye	Commissioner Ardinger: Aye
	Commissioner Jauregui: Aye	Commissioner Tain: Absent

Motion carried.

Vice-Chair Gasiorowski recessed the meeting for five (5) minutes.

General Discussion:

Vice-Chair Gasiorowski called the meeting back to order at 7:02 p.m.

Swearing-In:

Planning and Zoning Administrator Canody swore-in Commissioner John Jauregui for a four year term. Planning and Zoning Administrator Canody informed the Commission that Board of County Commissioners had reappointed Mitchel Tain and will be sworn in at a future meeting.

Planning and Zoning Administrator Canody reminded the Commission that the Comprehensive Plan Review meeting/workshop has been scheduled for August 3, 2016 at 1:00 p.m. and the ULO meeting/workshop will start at 11:00 a.m. in the Centerville Fire Station. It is advertised as a workshop and the public is invited to attend. Lunch will be provided. Vice-Chair Gasiorowski advised that he may be absent.

Planning and Zoning Administrator Canody recommended scheduling a special meeting to review and sign the Mercury Towers CUP 2016-007 Findings of Fact, Conclusions of Law, Conditions of Approval and Order on Monday, August 8, 2016 at 8:10 a.m. in the Planning and Zoning office. All agreed to the special meeting.

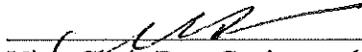
Next regular meeting: will be held on August 18, 2016 at 6:30 p.m. in the Public Safety Building, 3851 Highway 21, Idaho City at 6:30 p.m. Planning and Zoning Administrator Canody advises that there is one (1) Conditional Use Permit application on the agenda for the August meeting.

Adjourn:

Having no further business on the agenda, Commissioner Jauregui moved to adjourn the meeting; seconded by Commissioner Ardinger. All ayes, motion carried.

Vice-Chair Gasiorowski adjourned the regular meeting at 7:07 p.m.

Approved by the Commission this 18 day of AUGUST, 2016.



Vice-Chair Dan Gasiorowski

Attest:



Rora A. Canody, P&Z Administrator