



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

June 16, 2016  
Boise County Courthouse  
419 Main Street  
Idaho City ID 83631

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

Chair Tain declared a quorum was present and called the regular meeting to order at 6:34 p.m.

**Review Agenda:** No changes were made to the agenda.

**Approve Minutes:** Commissioner Gasiorowski made a motion to accept and approve the minutes of May 19, 2016 regular meeting as written and presented; seconded by Commissioner Jauregui. All ayes, motion carried.

**Public Hearing: KDM Enterprise Conditional Use Permit #2016-004**

Chair Tain called the public hearing to order at 6:36 p.m. and explained the public hearing process to those present. Chair Tain 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. Linda Yearsley-Small and Dale Hanson, the applicants, are seeking Conditional Use Permit approval to build and operate a storage unit facility. The subject property is located at Hwy 55 and Hanson Drive, Horseshoe Bend, ID 83629, on parcels RP002080010030 and RP002080010040; and RP002080010020 contingent upon purchase; which are all within the Hanson's Riverview Subdivision #2.

Chair Tain called upon applicant, Linda Yearsley-Small and John Yearsley to assist, to present her testimony. Ms. Yearsley-Small presented her application and answered questions from the Commission. Ms. Yearsley-Small did not present any new information to the Commission.

Chair Tain called upon the public that wished to speak. Those who gave testimony in support of the application were: Dale Hanson.

Those who gave neutral testimony of the application were: none.

Those who gave testimony in opposition of the application were: Ken Rich, Roy Rodes, and Jim Grant.

Vice Chair Gasiorowski called upon the applicant for rebuttal testimony. Ms. Yearsley-Small and Mr. Hanson responded to the public's concerns then responded to further questions from the Commission.

Chair Tain informed the applicants that additional information is necessary for the application requirements and the Commission would continue the public hearing if the applicants would submit the information necessary.

Administrator Canody recommended to table the application until the applicant provided the necessary documents. If provided by the deadline of July 8<sup>th</sup>, 2016, staff would resend the entire application with a hearing notice of August 18<sup>th</sup>, 2016 for public hearing. Commissioner Jauregui motions to table the CUP application as recommended. Commissioner Gasiorowski seconds.

Roll call vote:           Chair Tain: Aye  
                                  Commissioner Gasiorowski: Aye   Commissioner Jauregui: Aye

Motion carried.

Chair Tain recessed the meeting for five (5) minutes.

**Public Hearing: The Pad Conditional Use Permit #2016-005**

Chair Tain called the meeting back to order and opens the public hearing at 7:45 p.m. Chair Tain 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. Kathy Kildow, the applicant, is seeking Conditional Use Permit approval to build and operate an adult day care facility. The subject property is located at 1119 Bank Lowman Rd, Garden Valley, ID 83622, on parcel RP09N04E264854.

Chair Tain called upon applicant, Ms. Kildow, to present her testimony. Ms. Kildow presented her application and answered questions from the Commission. Ms. Kildow did not present any new information to the Commission.

Chair Tain called upon the public that wished to speak. Those who gave testimony in support of the application were: Gage Winters, Elizabeth Green and Kenny Oilman.

Those who gave neutral testimony of the application were: none.

Those who gave testimony in opposition of the application were: none.

Vice Chair Gasiorowski called upon the applicant for additional testimony. Ms. Kildow responded to further questions from the Commission regarding hours during emergencies such as severe weather and safety of clients. Commissioner Gasiorowski motions to approve CUP #2016-005 The Pad, with the recommended site specific conditions and the amendment to the hours. Commissioner Jauregui seconds.

Roll call vote:           Chair Tain: Aye  
                                  Commissioner Gasiorowski: Aye   Commissioner Jauregui: Aye

Motion carried.

Chair Tain recessed the meeting for five (5) minutes.

**Public Hearing: Southfork Lodge Conditional Use Permit #2016-006**

Chair Tain called the meeting back to order and opens the public hearing at 8:15 p.m. Chair Tain 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 Armour,

the applicant, is seeking Conditional Use Permit approval to reopen the resort, which includes the lodge (restaurant, coffee bar, and bar) cabin rentals, Bunkhouse, The Shed, The Inn (motel), The B&B, RV parking and an event center. The subject property is located at 7234 Hwy 21, Lowman, ID 83637, on parcels RP09N07E277192 and RP09N07E277193.

Chair Tain called upon applicant, Mr. Armour, to present his testimony. Mr. Armour presented his application and answered questions from the Commission. Mr. Armour presented to the Commission new information regarding the hours of operation for each business.

Chair Tain called upon the public that wished to speak. Those who gave testimony in support of the application were: Jeff Wright, Tom Swanson, Bill Cobbley, Patty Baird, Kathy & Larry Reynolds and Michael Mosher.

Those who gave neutral testimony of the application were: none.

Those who gave testimony in opposition of the application were: none.

Chair Tain called upon the applicant for additional testimony. Mr. Armour responded to further questions from the Commission regarding the amended hours, RV use not to exceed 30 days per year and campfire restrictions and requirements. Commissioner Gasiorowski motions to approve CUP #2016-006 Southfork Lodge, with the recommended site specific conditions and the amendments. Commissioner Jauregui seconds.

Roll call vote: Chair Tain: Aye  
Commissioner Gasiorowski: Aye Commissioner Jauregui: Aye

Motion carried.

**General Discussion:**

Administrator Canody recommends scheduling a special meeting to review and sign FCOs on June 30, 2016 at 8:05 a.m.

Staff to schedule special meeting for final review of the Unified Land Use Ordinance #2016-01 amendments in July at the Public Safety Building in Idaho City. Staff will send dates to Commission.


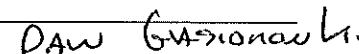
The next regular meeting will be held on July 28, 2016 at 6:30 p.m. in the Ladies Club Hall, 121 W. Boise Street, Horseshoe Bend at 6:30 p.m.

**Adjourn:**


Having no further business on the agenda, Commissioner Gasiorowski motions to adjourn the meeting at 9:18 p.m.; seconded by Commissioner Jauregui. All ayes, motion carried.

Chair Tain adjourned the Regular Meeting at 9:18 p.m.

Approved by the Commission this 28<sup>th</sup> day of July, 2016.

  
Chair Mitchel Tain 

Attest:

  
Rora A. Canody, P&Z Administrator