



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

March 17, 2016
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, and Commissioner John Jauregui.

Staff Present: Planning & Zoning Administrator Rora A. Canody, P&Z Asst. Brenda Wood, P&Z Asst. Malynda Turner and Prosecuting Attorney Jolene Maloney

Roll Call: Chair Tain requested the roll call; four (4) of the four (4) P&Z Commission members were present. It was put on the record that Commissioner Tom Faull has resigned, leaving a vacancy to be filled by the Board.

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.

Election of Chairman and Vice Chairman: Commissioner Jauregui made a motion to elect Mitchel Tain to continue as Commission Chair for calendar year 2016; seconded by Commissioner Gasiorowski.

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

All ayes, motion carried.

Commissioner Jauregui made a motion to elect Dan Gasiorowski as Commission Vice Chair for calendar year 2016; seconded by Commissioner Ardinger.

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

All ayes, motion carried.

Approve Minutes: Vice Chair Gasiorowski made the motion to accept and approve the minutes of July 17, 2014 regular meeting, August 21, 2014 regular meeting, August 21, 2014 special meeting, September 18, 2014 regular meeting, September 22, 2014 special meeting, September 29, 2014 special meeting, October 16, 2014 regular meeting and October 21, 2014 special meeting as written and presented; seconded by Commissioner Ardinger. All ayes, motion carried.

Review and approval of the Findings of Fact, Conclusions, Conditions of Approval and Order Cambridge Cell Tower #2-Conditional Use Permit #CUP 2015-006.

Commissioner Jauregui moved to approve the Findings of Fact, Conclusions, Conditions of Approval and Order for CUP #2015-002, Cambridge Cell Tower #2, Conditional Use Permit; seconded by Commissioner Gasiorowski. All Ayes, motion carried.

Roll Call Vote:

Commissioner Tain	Aye	Commissioner Gasiorowski	Aye
Commissioner Ardinger	Aye	Commissioner Jauregui	Aye

A complete signed copy of the FCO's are made part of these minutes.

Public Hearing: Dustin Rich Setback Variance #2016-001

Chair Tain called the public hearing to order at 6:51 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.

Chair Tain called upon applicant, Dustin Rich, to present his testimony. Mr. Rich presented his application with a photo presentation and answered questions from the Commission.

Chair Tain called upon the public: Ray May asked if power to the new barn will be underground and if the barn will be provided with water.

Chair Tain called upon the applicant for rebuttal testimony. Mr. Rich responded that the power to the new barn will be installed underground and no water will be provided to the new barn. Mr. Rich then responded to further questions from the Commission.

Chair Tain closed the public hearing at 7:09 p.m. The Commission deliberated the application, proposed findings of fact, conclusion and the site specific conditions. They further discussed additional site specific conditions; c) the disposal of the old shed; and d) the power, if extended to the new building, be buried and any installed exterior lighting be downward and directional.

Commissioner Ardinger made a motion that the Commission approve the **Dustin Rich Variance #2016-001** with the site specific conditions 1 and 2, a-d; seconded by Commissioner Gasiorowski.

Roll Call Vote:

Commissioner Tain	Aye	Commissioner Gasiorowski	Aye
Commissioner Ardinger	Aye	Commissioner Jauregui	Nay

Motion carried.

Public Hearing: River's Point Construction and Middle Fork Grooming and Boarding CUP #2016-001

Chair Tain called the public hearing on CUP #2016-01 to order at 7:35 p.m. and requested the staff report from Planning and Zoning Administrator Canody. Planning and Zoning Administrator Canody stated that the entire Planning and Zoning Department file is now made part of the record. She also stated the staff report had been emailed out to the Commission and the applicant; and, proceeded with the supplemental visual PowerPoint on the application. Upon questions from the Commission, Planning and Zoning Administrator Canody agreed that this application is new application, not an amendment to the existing River's Point Construction CUP. If this application is approved by the Commission the current CUP for River's Point Construction, CUP# 1997-01, will become null and void.

Chair Tain next called upon the applicants, Dan and Shauna Fry, for their testimony. Applicants, Dan and Shauna Fry, presented their application and answered questions from the Commission.

Chair Tain called upon the public that wished to speak. Those who gave neutral testimony of the application were: Kathy Kulm, Jim Tredeau, Ralph Paepeghem, Stacy Perryman, Christine Clark and Janet Juroch.

Those who gave testimony in support of the application were: Dino Hugon.

Those who gave testimony in opposition of the application were: Dan Long.

Chair Tain called upon the applicants for rebuttal testimony. Mr. Fry responded to the public's concerns. Mr. Fry then responded to further questions from the Commission and Planning and Zoning Administrator Canody read the comment form from Central District Health Exhibit #9.

Chair Tain closed the public hearing at 8:17 p.m. The Commission deliberated the application, proposed findings of fact, conclusion and the site specific conditions. They further discussed additional site specific conditions; 1) limited to 10 dogs maximum for boarding at one time 2) Garden Valley Fire Department for approval on ingress/egress to site 3) directional lighting for exterior of buildings 4) red back-up alarm on construction equipment operating after hours and 5) decibel meter at property lines to read levels not to exceed 65 decibels.

Chair Tain motions to approve CUP #2016-001 for River's Point Construction and Middle Fork Dog Grooming and Boarding with site specific conditions and the five (5) additional site specific conditions. Commissioner Gasiorowski seconds.

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

All ayes, motion carried.

Chair Tain calls the meeting back to order at 8:46 p.m. Upon legal advice, Commissioner Gasiorowski moved to rescind the previous motion to approve CUP #2016-001 River's Point Construction and Middle Fork Dog Grooming and Boarding, due to a clerical error; seconded by Commissioner Jauregui.

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

All ayes, motion carried.

Chair Tain moved to approve CUP #2016-001 for River's Point Construction and Middle Fork Dog Grooming and Boarding amending proposed site specific condition #2-days and hours of operation to read: River's Point Construction- Monday through Friday; 10:00 a.m. to 4:00 p.m.; Middle Fork Dog Grooming -Monday through Friday; 10:00 a.m. to 4:00 p.m. and Boarding —amended to 24 hours, 7 days a week; and all other site specific conditions as proposed including the five (5) additional site specific conditions: 1) limited to 10 dogs maximum for boarding at one time 2) Garden Valley Fire Department for approval on ingress/egress to site 3) directional lighting for exterior of buildings 4) red back-up alarm on construction equipment operating after hours and 5) decibel meter at property lines to read levels not to exceed 65 decibels; seconded by Commissioner Jauregui.

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

All ayes, motion carried.

Public Hearing: Bear Town/ Cooper Development and Manufacturing CUP #2016-002

Chair Tain called the public hearing on CUP #2016-02 to order at 8:51 p.m. and requested the staff report from Planning and Zoning Administrator Canody. Planning and Zoning Administrator Canody stated that the entire Planning and Zoning Department file is now made part of the record. She also stated the staff report had been emailed out to the Commission and the applicant; and, proceeded with the supplemental visual PowerPoint on the application.

Chair Tain next called upon the applicant, Jon Cooper, for his testimony. Mr. Cooper presented his application and answered questions from the Commission specifically on the number of employees

and hours of operation. After discussion, Mr. Cooper states there will be up to 3 employees and hours of Monday – Sunday, not to exceed 18 hours a day.

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

No one appeared before the Commission to give neutral testimony of the application.

No one appeared before the Commission to give testimony in opposition of the application.

No rebuttal from the applicant was necessary at this time.

Commissioner Gasiorowski stated the language in the staff report be amended to read firearms and accessories manufacturing and to have Horseshoe Bend Fire Department and EMS approval.

Chair Tain closed the public hearing at 9:09 p.m. The Commission deliberated the application, proposed findings of fact, conclusion and the site specific conditions. They further discussed additional site specific conditions; Condition #11 Approval from Horseshoe Bend Fire Department for the emergency evacuation plan and Condition #12 Approval from Horseshoe Bend Ambulance for the ambulance access and first aid kits in the manufacturing building.

Commissioner Gasiorowski motions to approve CUP #2016-002 for Bear Town/Cooper Development and Manufacturing with site specific conditions and the two (2) additional site specific conditions. Commissioner Jauregui seconds.

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

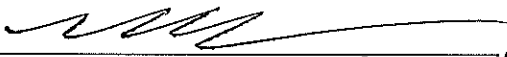
All ayes, motion carried.

General Discussion -Special meeting set for 3-24-16 at 11:00 a.m.
-next regular meeting in April 4-21-16 in Idaho City
-draft Bylaws for review next meeting and schedule dates for Comp Plan reviews

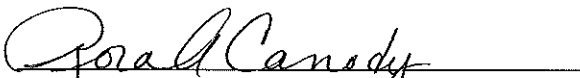
Adjourn:

Having no further business for the Regular Meeting, Chair Tain adjourned the regular Meeting at 9:15 p.m.

Approved by the Commission this 21 day of April, 2016.


Chair Mitchel Tain - Daniel Gasiorowski

Attest:


Rora A. Canody, P&Z Administrator