



REGULAR MEETING OF THE
BOISE COUNTY PLANNING & ZONING COMMISSION

March 20, 2014

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

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

Staff Present: Planning & Zoning Admin Staff Rora Canody.

Roll Call: Chair Tain requested P&Z Admin Staff call the roll. Five of the six P&Z Commission members were present. Chair Tain declared a quorum was present and called the meeting to order at 6:35 p.m.

Minutes: Chair Tain requested a motion regarding the minutes of the Special Meeting/UDO workshop held on February 13, 2014; the Regular Meeting held February 20, 2014; and the Special Meeting/UDO Workshop held on March 12, 2014.

Commissioner Faull moved the minutes of the Special Meeting/UDO Workshop of the P&Z Commission and Board of County Commissioners held on February 13, 2013 be approved as submitted; seconded by Commissioner Jauregui. All ayes, motion carried.

Commissioner Faull moved the minutes of the Regular Meeting of the P&Z Commission held on February 20, 2014 be approved as presented; seconded by Commissioner Gasiorowski. All ayes, motion carried.

Commissioner Faull moved the minutes of the Special Meeting/Joint Workshop of the P&Z Commission and Board of County Commissioners held on March 12, 2014 be approved as presented; seconded by Commissioner Jauregui. All ayes, motion carried.

Public Hearing: Final Plat Application North Ridge at Terrace Lakes Case #SUB-2014-001
Chair Tain called the public hearing to order at 6:37 p.m. and requested an overview and staff report from the P&Z Admin Staff.

P&Z Admin Staff Rora A. Canody appeared before the Commission on the matter of the Final Plat Application for North Ridge at Terrace Lakes, case #SUB 2014-001; and stated that the entire Planning and Zoning file was entered into the record. Ms. Canody gave a visual Power Point presentation to supplement the staff report that had been emailed to the Commission and the Applicant. The application is for final plat approval of the North Ridge at Terrace Lakes full subdivision by XRoads Development represented by Lonnie Bramon; located off of the Middle Fork Road and Easley Creek Road in the Garden Valley area. This full subdivision is a single family residential subdivision of forty-nine (49) lots on a total of 118.04 acres. The minimum lot size is 1.36 acres and the maximum lot size is 5.27 acres; with a private water system, individual septic systems, and power.

The applicant received preliminary plat approval on November 17, 2008 from the Board of County Commissioners with ten (10) conditions. Applicant has met five of the conditions in full and half of two of the conditions have been met. Ms. Canody proposed that the Commission find that the applicant has substantially met the conditions of preliminary approval as ordered by the Board of County Commissioners and recommend approval of the final plat for North Ridge at Terrace Lakes to the Board of County Commissioners with the conditions: The applicant complete conditions #1, #2, #3, #8 and #10 of the FCO's for preliminary plat approval prior to the Board of County Commissioners signing the final plat; which would include entering into a Road Development Agreement with the Board of County Commissioners.

The Commission has no questions for Ms. Canody at this time.

Chair Tain next called upon the applicant, Lonnie Bramon, to give his comments to the Commission regarding his final plat application. Mr. Bramon stated that he felt he had been bribed into signing the Road Development Worksheet back in 2008 and that the total amount of \$28,665.00 was excessive. Mr. Bramon informed the Commission that: the waterline to the county snow groomer shed was connected the day before and that the break-away gate will be installed at the boundary within a few days; the full water system is complete; the County Engineer was scheduled to do a final walkover but due to weather has postponed his final review.

Chair Tain moved onto public comments and called upon those in support of the application. Those that signed in as "in support" of the application, but chose not to give oral testimony, were: Fred Bartel, Elizabeth Bramon, Terry Tucker, Joe Morrison, Shan Johnson, Vesta Johnson, Val Wardle, and Ilene Johnson. Chair Tain stated for the record that no one had signed in to give oral testimony as neutral; or, in opposition of the application. No oral testimony was received.

Chair Tain called upon Mr. Bramon to give any further rebuttal or statement to the Commission. Mr. Bramon stated that GV Fire Chief Jon Delvalle has inspected the roads and sent a letter stating he approved the turning radii on the roads that had been of concern. Mr. Bramon will get a copy of the letter to the P&Z Department for the record.

Chair Tain closed the public hearing and asked the Commission to deliberate on the application. Commission Faull stated the staff summary was adequate and the Commission has everything needed to make a conditional approval. Commissioner Jauregui agreed with Commissioner Faull and stated he hoped the subdivision is a success. Commissioner Ardinger stated she felt the staff report was comprehensive, the county had granted extensions, and the application should move forward. Commissioner Gasiorowski asked if the County Engineer, Forsgren, was satisfied that all conditions had been met. Ms. Canody stated that the final walkover would be done by the County Engineer when weather permits.

Commissioner Gasiorowski moved the P&Z Commission that all original ten (10) conditions of the preliminary plat approval of North Ridge at Terrace Lakes remain in effect, as approved by the Board of County Commissioners in the Findings of Fact, Conclusions and Order signed on November 17, 2008; seconded by Commissioner Jauregui.

Roll call vote: Ayes: Tain, Faull, Ardinger, Gasiorowski, and Jauregui Nay: none
All ayes, motion carried. Commissioner Reed-absent

Commissioner Gasiorowski moved the P&Z Commission recommends approval, with conditions as stated in the Findings of Fact Conclusions and Order by the Board of County Commissioners

dated 11-18-08, of the final plat of North Ridge at Terrace Lakes to the Board of County Commissioners; seconded by Commissioner Faull.

Roll call vote: Ayes: Tain, Faull, Ardinger, Gasiorowski, and Jauregui Nay: none
All ayes, motion carried. Commissioner Reed-absent

Chair Tain requested Ms. Canody to prepare the Findings of Fact, Conclusions and Recommendation for Commission approval at the special meeting scheduled for March 24, 2014 at the Crouch City Hall.

General Discussion:

Radio interview: Ms. Canody informed the Commission that a request had been received from the radio station in Garden Valley to do an interview with members of the UDO workgroup to help inform the public of the process and the UDO. Ms. Canody has asked the Board of County Commissioners for approval to do so and the Board recommended that the chair, another Commission member and one Board member participate in the interview. Commissioner Jauregui informed the Commission that he is on the board of directors for the community radio station that made the request and the goal is to raise the level of awareness of the public of the UDO. He also stated that he would be willing to facilitate the interview. A discussion ensued regarding all avenues available to the Commission and Board to raise the level of awareness in order to receive public comments; e.g. open houses, Boise County web site, and articles in the Idaho World. Commissioner Gasiorowski stated he has a concern with those recommended to be interviewed as both Chair Tain and Commissioner Anderson have filed declarations to seek political office and going on the air is campaigning. Commissioner Jauregui disagreed. The Commission agreed to seek legal counsel to answer the question raised. The Commission did agree that a fact sheet could be developed and publicity is needed in order to receive public comments.

Having no further business, by unanimous consent Chair Tain adjourned the meeting at 7:44 p.m.

Approved by the Commission this 1 day of April, 2014.



Chair Mitchel Tain

Attest:



Rora A. Canody, Planning & Zoning Admin Staff