



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

September 15, 2016
Ladies Club Hall
121 W. Boise Street
Horseshoe Bend, ID 83629

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

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

Roll Call: Chair Tain requested the roll call; four (4) 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 6:30 p.m.

Swearing-In: Planning and Zoning Administrator Canody swore-in Commissioner Mitchel Tain for a four year term.

Review Agenda: No changes were made to the agenda.

Approve Minutes: Commissioner Gasiorowski made a motion to accept and approve the minutes of 8/18/2016 regular meeting, 3/10/2015 special meeting, as written and presented; seconded by Commissioner Jauregui. All ayes, motion carried.

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

Chair Tain opened the public hearing at 6:33 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 addendum of the original staff report had been emailed out to the Commission and the applicant; and, proceeded to read the staff report without visual presentation on the addendum to the original application. Administrator Canody answered questions from the Commission regarding the fire mitigation plan will be done after the approval of the CUP as a condition; the primary access to each of the phases to each parcel as shown on a diagram presented to the Commission.

Chair Tain called upon applicant, Mr. McReynolds, to present his testimony. Mr. McReynolds read a letter of support, from neighboring property owners, on the record. Mr. McReynolds answered questions from the Commission regarding the location of the property owners were to the property as shown on the diagram presented previously; the hours of operation to be 24 hours, 7 days a week with keypad access; lighting for the property would be downward directional and possibly motion detected. The Commission did not have any further questions for the property owner, Dale Hanson. Chair Tain called upon the public that wished to speak. Those who gave testimony in support of the application were: none.

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

Those who gave testimony in opposition of the application were: Ken Rich, Illona Montay, Pauleen Grant, and Jim Grant.

Chair Tain called upon the applicant for rebuttal testimony. Mr. McReynolds responded to the public's concerns then responded to further questions from the Commission regarding the changes in the CCRs for the residential subdivision to residential/commercial. Chair Tain closed the public hearing for deliberation.

Commissioner Gasiorowski made a motion to approve the site specific conditions 1-13 as amended; seconded by Commissioner Jauregui.

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

Motion carried.

Chair Tain made a motion to approve CUP #2016-004 for KDM Enterprise to build and operate a storage unit facility, with the thirteen (13) site specific conditions as stated on the record and all standard conditions of approval; seconded by Commissioner Jauregui.

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

Motion carried.

Chair Tain requested a date for a special meeting to sign the findings of facts, conditions of approval, and conclusions of law. Administrator Canody advises September 21, 2016 at 8:10 a.m. at the P&Z office.

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

Lowman Hitching Post Conditional Use Permit #2016-008

Chair Tain called the meeting back to order at 7:53 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 public hearing for this application had been closed on August 18, 2016 and that further public comments will not be taken; and, proceeded with the addendum to original staff report without visual PowerPoint on the application.

Commissioner Ardinger made a motion to approve CUP #2016-008 for Lowman Hitching Post to operate general store, fuel services and recreational vehicle storage, with the nineteen (19) site specific conditions as amended 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: Chair Tain: Aye Commissioner Ardinger: Aye
 Commissioner Gasiorowski: Aye Commissioner Jauregui: Aye

Motion carried.

General Discussion:

No general discussion to be had.

Comprehensive Plan Committee Report: Administrator Canody informed the Commission of the packets of the revisions to the Comprehensive Plan for their review. Also included, the updated Section 4.5 Flood Damage Prevention for review.

Next regular meeting: Administrator Canody informed the Commission that there are no applications for October, therefore there will not be a meeting.

Adjourn:

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

Chair Tain adjourned the regular meeting at 8:26 p.m.

Approved by the Commission this 17th day of Nov., 2016.



Chair Mitchel Tain

Attest:



Brenda Wood, P&Z Administrative Assistant