



Continued REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

August 3, 2017
Garden Valley School –Multipurpose Room
1053 Banks Lowman Road
Garden Valley, ID 83622

Present: Chair Dan Gasiorowski, Commissioner Rosemary Ardinger, Commissioner Edith Williams and Commissioner John Jauregui were present.

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

Roll Call: Chair Gasiorowski requested the roll call; all four (4) P&Z Commission members were present.

Establish a Quorum and call the meeting to order:

Chair Gasiorowski declared a quorum was present and called the regular meeting to order at 6:31 p.m.

Approve Minutes: Commissioner Williams made a motion to approve the Regular Meeting minutes of June 15, 2017, as presented; seconded by Commissioner Ardinger. All ayes; motion carried.

Approval of Findings of Fact, Conclusions, Conditions of Approval and Order for Eagle Horizons Mountain Oasis CUP #2017-005: Chair Gasiorowski asked for any discussion or corrections to the proposed Findings of Fact, Conclusions, Conditions of Approval and Order. A brief discussion ensued. Commissioner Williams made a motion to approve the Findings of Fact, Conclusions, Conditions of Approval and Order for Eagle Horizons Mountain Oasis CUP #2017-005, as presented; seconded by Commissioner Ardinger.

Roll call vote: Commissioner Gasiorowski: Aye Commissioner Williams: Aye
Commissioner Ardinger: Aye Commissioner Jauregui: Aye
All ayes, motion carried.

Approval of Findings of Fact, Conclusions, Conditions of Approval and Order for The Edge Resort @ Garden Valley CUP #2017-003 AMD: Chair Gasiorowski asked for any discussion or corrections to the proposed Findings of Fact, Conclusions, Conditions of Approval and Order. A brief discussion ensued. Commissioner Ardinger made a motion to approve the Findings of Fact, Conclusions, Conditions of Approval and Order for The Edge Resort @ Garden Valley CUP #2017-003 AMD; seconded by Commissioner Gasiorowski.

Roll call vote: Commissioner Gasiorowski: Aye Commissioner Williams: Aye
Commissioner Ardinger: Aye Commissioner Jauregui: Abstain
Majority ayes, motion carried.

Chair Gasiorowski explained the public hearing process and asked all those who signed in to give testimony rise and be sworn-in.

Public Hearing: Haven Hot Springs Conditional Use Permit #2017-006:

Chair Gasiorowski opened the public hearing at 6:34 p.m. Chair Gasiorowski requested the staff report for the application 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, the staff report had been emailed out to the Commission and the Applicants; and, proceeded with the supplemental visual PowerPoint on the application. Administrator Canody answered questions from the Commission.

Chair Gasiorowski called upon applicants, Lisa and Raymond Chambers, to present their application and testimony. The Applicants clarified that they were not adding anymore RV spaces, that there is 9 total with 7 open for use. The Applicants answered questions from the Commission regarding maximum capacity, CDH approval, parking, water capacity, fire safety and pool hours.

Chair Gasiorowski called upon the public that wished to speak. Two people gave testimony in support of the application; no one gave any neutral testimony; and no one appeared to give testimony in opposition of the application.

Chair Gasiorowski called upon the Applicants for their rebuttal to the public testimony. The Applicants addressed noise concerns and responded to further questions from the Commission.

Chair Gasiorowski closed the public hearing at 7:41 p.m. and asked the Commission to deliberate the application before them for the Haven Hot Springs. Each Commissioner stated their concern(s) regarding the application. Chair Gasiorowski proposed additional site specific conditions: 1) a fire break at boundary of property, 2) ATV/UTV restriction for campers, and 3) Parking with a minimum of 35 spaces and 4) 65db monitor at boundary line.

Commissioner Jauregui made a motion the Commission approve Haven Hot Springs CUP #2017-006, Commissioner Ardinger made an amendment to the motion to include all standard conditions, all site specific conditions, as recommended by staff and the four additions recommended by the Chair; seconded by Commissioner Gasiorowski.

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

All ayes, motion carried.

Chair Gasiorowski requested staff to have the Findings of Fact, Conclusions, Conditions of Approval and Order for both applications on August 17, 2017, agenda for review and approval by the Commission.

Recess at 8:10 p.m. and back to order at 8:22 p.m.

Public Hearing: 3 Springs Hunting Ranch Conditional Use Permit #2017-007:

Chair Gasiorowski opened the public hearing at 8:22 p.m. and swore in those persons signed in to give testimony. Chair Gasiorowski requested the staff report for the application from the 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, the staff report had been emailed out to the Commission and the Applicant; and, proceeded with the supplemental visual PowerPoint on the application. Administrator Canody answered questions from the Commission. Administrator Canody stated for the record that the CUP application before the Commission is a new application and that no prior testimony from previous public hearings on the CUP application for the same use could be taken into consideration by the Commission at this public hearing.

Chair Gasiorowski called upon Applicants, Raeleen and Stuart Welton, to present their testimony. Mr. and Mrs. Welton referred to their large scale diagrams of the property and area proposed for the game bird hunting areas and answered questions from the Commission regarding distance from nearest resident, operation hours and RV stay, noise levels and hunter's shelter.

Chair Gasiorowski called upon the public to give testimony. One person gave testimony in support of the application; no one appeared to give neutral testimony; and three people gave testimony in opposition to the application.

Mr. and Mrs. Welton gave rebuttal testimony, responding to issues raised by the public testimony, and responded to further questions from the Commission.

Chair Gasiorowski closed the public hearing at 10:02 p.m. and asked the Commission to deliberate the application before them for the 3 Springs Hunting Ranch. Chair Gasiorowski noted for the record that dust abatement is implemented by Boise County Road and Bridge Department. Each Commissioner expressed their concerns regarding the application. Concerns included gun rights and right to hunt, and the legality of noise level restrictions and boundary setback. Mr. Meade stated the Commission could approve the CUP application pending legal research of their concerns. Chair Gasiorowski reviewed all concerns with the Comp Plan and the recommended amendments to site specific conditions #2, 8, 9 and 12; and the additional site specific conditions of 1) AED units on site, 2) a 50 yard buffer around hunting course, and 3) a noise monitor be installed at the hunting area boundary, noise level not to exceed 65 db; pending legal research and opinion.

Commissioner Jauregui made a motion the Commission approve the CUP #2017-007 3 Springs Hunting Ranch to include the staff recommended site specific conditions, as amended on the record, all standard conditions of approval, and the addition of the three conditions stated by the Chair; pending legal research; seconded by Commissioner Ardinger.

Roll call vote: Commissioner Gasiorowski: Aye Commissioner Ardinger: Aye
 Commissioner Williams: Abstain Commissioner Jauregui: Aye
Majority ayes, motion carried.

General Discussion:

Chair Gasiorowski inquired about the annual meeting with BOCC. Administrator Canody stated the Board would like to meet with the Commission on Tuesday, September 5, 2017 at 4:30 p.m. The Commission stated the date is good but a later time would be better. Commissioner Williams asked Mr. Meade if the brochure on public testimony could be presented to the Commission at the August

17th regular meeting. Mr. Meade stated he would have a draft ready for the Commission to review by that time.

Next regular meeting:

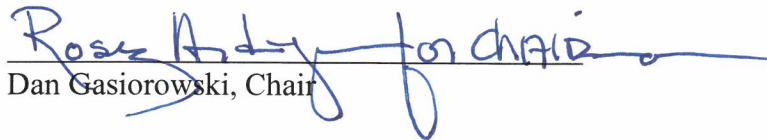
Next regular meeting on August 17, 2017 at the Ladies Club Hall in Horseshoe Bend.

Adjourn:

Having no further business on the agenda, Commissioner Jauregui moved to adjourn the meeting at 10:30 p.m.; seconded by Commissioner Williams. All ayes, motion carried.

Chair Gasiorowski adjourned the regular meeting at 10:30 p.m.

Approved by the Commission this 16 day of November, 2017.



Dan Gasiorowski, Chair

Attest:



Rora A. Canody, P&Z Administrator