



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

February 9, 2017  
Garden Valley School -Flex Room  
1053 Banks Lowman Road  
Garden Valley, ID 83622

**Present:** Chair Mitchel Tain, Vice-Chair Dan Gasiorowski, Commissioner John Jauregui were present.

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

**Roll Call:** Chair Tain requested the roll call; three (3) of the four (4) P&Z Commission members were present. Commissioner Rosemary P. Ardinger was absent.

**Establish a Quorum and call the meeting to order:**

Chair Tain declared a quorum was present and called the regular meeting to order at 6:32 p.m.

**Review Agenda:** Chair Tain asked for any comments or changes to the Agenda. None were made.

**Election of Chair and Vice-Chair:** Chair Tain asked for nominations on Chair. Commissioner Jauregui nominated Dan Gasiorowski as Chair; seconded by Commissioner Tain. All Ayes, motion carried. Commissioner Tain nominated John Jauregui as Vice-Chair; seconded by Commissioner Gasiorowski. All ayes, motion carried.

**Public Hearing: The Edge Resort at Garden Valley Conditional Use Permit #2017-003:**

Chair Gasiorowski opened the public hearing at 6:35 p.m. 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 regarding elk migration issue from previous applications in that area, timeframes for the different phases that were presented, and clarification that the Applicant is asking for approval on phase 1 and the concept of masterplan at this point. Separate approval is needed for each phase with specific conditions.

Chair Gasiorowski called upon applicant, Tim Fritzley, to present testimony. Mr. Fritzley had a PowerPoint presentation, on the record. Mr. Fritzley answered questions from the Commission.

Chair Gasiorowski called upon the public that wished to speak. Those who gave testimony in support of the application were: Rosemary Koenig and Julie Leslie.

Those who gave neutral testimony of the application were: Jon Delvalle.

Those who gave testimony in opposition of the application were: Bruce Reay and Jayne Reed.

Chair Gasiorowski called upon the applicant for rebuttal testimony. Mr. Fritzley responded to the public's concerns then responded to further questions from the Commission regarding a traffic study and flood areas.

Chair Gasiorowski closed the public hearing at 7:52 p.m. for deliberation.

Commissioner Jauregui stated that his concerns were answered during presentation regarding wildlife migration and fire safety. Commissioner Tain stated his concerns regarding the County Engineer's input on the project, project approval contingent upon approval with other agencies and the water infrastructure were answered. Chair Gasiorowski proposed two (2) additional site specific conditions: 1) approval from GVFD to install sufficient water infrastructure that meets the 2012 International Fire Code on the master concept plan and 2) Install lighting within the entire project that will be compliant with "dark sky" requirements.

Commissioner Tain made a motion the Commission approve Phase 1 of CUP #2017-003 The Edge Resort at Garden Valley, based upon the proposed Findings of Fact and Conclusions, with the six (6) site specific conditions as amended on the record; and, all standard conditions of approval; seconded by Commissioner Jauregui. All ayes. Motion carried.

Commissioner Jauregui made a motion the Commission approve the concept of the master plan of CUP #2017-003 The Edge Resort at Garden Valley with the condition that Phase 2 and Phase 3 of the project shall require a public hearing; seconded by Commissioner Tain. All ayes. Motion carried.

**General Discussion:**

**Next regular meeting:** Administrator Canody informed the Commission of the next regular meeting on February 16, 2017 at the Horseshoe Bend City Hall, stating there are two applications on the agenda. Administrator Canody also informed the Commission that a public hearing on the proposed amendments to the ULO is on the Board of County Commissioner's agenda for February 14, 2017.

**Discuss online survey:** Commissioner Jauregui reviewed the BOCC public hearing to the Commission and reasoning for the survey. Discussion ensued as to whom the survey would be sent to and how. Commissioner Jauregui and staff will continue to work on details and bring back to the Commission on a later agenda.

**Adjourn:**

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

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

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



Dan Gasiorowski, Chair

Attest:



Brenda Wood, P&Z Administrative Assistant