



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

 ORIGINAL

October 19, 2017  
Garden Valley School Multipurpose Room  
1052 Banks Lowman Road  
Garden Valley, ID 83622

**Present:** Vice Chair John Jauregui, Commissioner Charles Haupt, and Commissioner Edith Williams were present.

**Staff Present:** P&Z Administrative Assistant Brenda Wood, P&Z Attorney Steven Meade and P&Z Asst. Malynda Turner.

**Roll Call:** Vice Chair Jauregui requested the roll call; three P&Z Commission members were present. Chair Dan Gasiorowski and Commissioner Rosemary Ardinger were absent.

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

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

**Review Agenda, any amendments:** Vice Chair reads the Agenda. Legal counsel advises to move CUP #2017-011 B&D Precision to the first hearing heard without objection from the applicants. Commissioner Haupt made a motion to hear CUP #2017-011 first; seconded by Vice Chair Jauregui. All ayes.

**Executive Session:** Not needed at this time.

**Public Hearing: Conditional Use Permit #2017-011 B&D Precision:**

Vice Chair Jauregui opened the public hearing at 6:39 p.m. Vice Chair Jauregui requested the staff's overview for the application from the Planning and Zoning Administrative Assistant Brenda Wood.

Admin Asst. Wood stated that the staff report had been emailed out to the Commission, legal counsel and the applicant and that the entire Planning and Zoning Department file is now made part of the record; and, proceeded with the supplemental visual PowerPoint on the application. Admin Asst. Wood answered questions from the Commission regarding the subdivision in which the property is located and CC&Rs.

Vice Chair Jauregui called upon applicant, William Bollinger, for his presentation and answered questions from the Commission regarding types of products, machinery used, waste plan, dust abatement and parking.

Vice Chair Jauregui swears in the public that wished to speak. Two (2) people gave testimony in support of the application. Three (3) people gave testimony opposed to the application.

Vice Chair Jauregui called upon the Applicant for rebuttal testimony regarding noise and road issues raised by the public; then responded to further questions from the Commission.

Vice Chair Jauregui closed the public hearing at 7:43 p.m. and asked the Commission to deliberate the application before them. Discussion ensued. Commissioner Williams made a motion to approve CUP #2017-011 B&D Precision; seconded by Commissioner Haupt. The Commission then read each Finding and made no corrections. Commissioner Williams made a motion to approve CUP #2017-011 B&D Precision with the site specific and standard conditions of approval as presented; seconded by Commissioner Haupt.

Roll call vote:	Commissioner Jauregui:	Aye	Commissioner Haupt:	Aye
	Commissioner Williams:	Aye		

All ayes, motion carried.

Recess at 8:10 p.m. and back to order at 8:19 pm.

**Public Hearing: Conditional Use Permit #2017-010 Gary Brown's Mountain Motors and ACT Towing:**

Vice Chair Jauregui opened the public hearing at 8:20 p.m. Vice Chair Jauregui requested the staff's overview for the application from the Planning and Zoning Administrative Assistant Brenda Wood.

Admin Asst. Wood stated that the staff report had been emailed out to the Commission, legal counsel and the applicant and that the entire Planning and Zoning Department file is now made part of the record; and, proceeded with the supplemental visual PowerPoint presentation on the application. Admin Asst. Wood answered questions from the Commission regarding the site specific conditions #3 & #6 reference to Idaho Code. Admin Asst. Wood clarified the specific codes pertain to these specific businesses.

Vice Chair Jauregui called upon applicant, Gary Brown, for his presentation and answered questions from the Commission regarding dust abatement and parking.

Vice Chair Jauregui called on the public that wished to speak. No public testimony given to the application. Admin Asst. Wood read a written comment on record regarding concerns with headlights and backup signals at night.

Vice Chair Jauregui called upon the Applicant for rebuttal testimony regarding issues raised by the public; then responded to further questions from the Commission.

Vice Chair Jauregui closed the public hearing at 8:56 p.m. and asked the Commission to deliberate the application before them. Discussion ensued. The Commission raised concern with the storage of disabled vehicles and leaking fluids and the disposal of the fluids. Commissioner Williams requested that legal research Idaho Code for regulations of storing wrecked vehicles. Discussion ensued with legal counsel. Commissioner Williams asked if DEQ was notified, and Admin Asst. Wood advised that DEQ was notified of the CUP and made no comment. Commissioner Williams insisted that they receive a response from DEQ.

Commissioner Williams made a motion to table CUP #2017-010 Gary Brown's Mountain Motors and ACT Towing until the next regular meeting to determine hazmat/pollutions, concerns, mitigations as per ULO #2016-01, Sections 4.3.E.4, E.5 and E.7; seconded by Commissioner Haupt.

Roll call vote:	Commissioner Jauregui:	Aye	Commissioner Haupt: Aye
	Commissioner Williams:	Aye	

All ayes, motion carried.

Recess and back to order at 9:21 pm.

**Approve Minutes:** Commissioner Williams made a motion to approve minutes of the 7/27/17; Commissioner Haupt stated he was not appointed then; Vice Chair Jauregui stated he was not present at the meeting; Motion fails due to no second.

Commissioner Williams made a motion to approve minutes for 8-3-17; seconded by Vice Chair Jauregui. Commissioner Williams stated that the minutes do not reflect the previous requested amendments and are inaccurate. Commissioner Williams made a motion to request staff to review the audio and rewrite the minutes; seconded by Vice Chair Jauregui. Majority Ayes.

Commissioner Haupt made a motion to approve minutes for 8-17-17; seconded by Commissioner Williams. Majority Ayes; Vice Chair Jauregui abstains.

Commissioner Haupt made a motion to approve minutes for 8-31-17; seconded by Commissioner Williams. Majority Ayes; Vice Chair Jauregui abstains.

Commissioner Haupt made a motion to approve minutes for 9-21-17; seconded by Commissioner Williams. Majority Ayes; Vice Chair Jauregui abstains.

Commissioner Haupt made a motion to approve minutes for 9-27-17; seconded by Commissioner Williams. Majority Ayes; Vice Chair Jauregui abstains.

**General Discussion:**

Commissioner Williams questioned staff regarding the pamphlet and why it's not published yet. Staff advised that the pamphlet is on the website, but have not yet been sent to the Idaho World or Boise County Connection as the Connection has just been approved by the Board of County Commissioners as an official media source. Commissioner Williams insisted to email the pamphlet to the Idaho World and Boise County Connection. Commissioner Haupt made a motion to have the pamphlet included in application packets and make it available at the meetings and on-line through Boise County Connection and Idaho World; seconded by Commissioner Williams. All ayes.

**Special meeting:**

Reconsideration hearings on November 2, 2017 in Idaho City at the Public Safety Building.

**Next regular meeting:**

Next regular meeting on November 16, 2017 in Idaho City at the Public Safety Building.

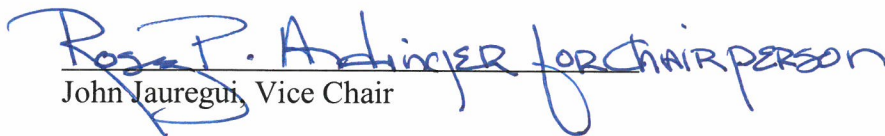
Staff advised the Commission that a special meeting is needed to approve FCOs for B&D Precision. The Commission sets a special meeting for Wednesday, October 25, 2017 at 9:00 by telephone and Commissioner Haupt to be at the office. Commissioner Williams made a motion to have Commissioner Haupt sign the FCOs upon approval; seconded by Vice Chair Jauregui. All Ayes.

**Adjourn:**

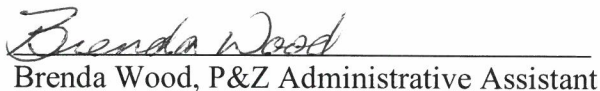
Having no further business on the agenda, Commissioner Williams made a motion to adjourn the meeting; seconded by Vice Chair Jauregui. All ayes.

Vice Chair Jauregui adjourned the regular meeting at 9:42 p.m.

Approved by the Commission this 16 day of NOVEMBER 2017.

 John Jauregui, Vice Chair

Attest:

 Brenda Wood, P&Z Administrative Assistant