



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

ORIGINAL

June 16, 2022  
Miners Exchange  
420 Main St  
Idaho City, ID 83631

**Present:** Commissioner Steve Moore as acting chair, Commissioner Doug Bergey, Commissioner Lou Esposito. **Absent:** Commissioner Nathan Greenway.

**Staff Present:** Planning & Zoning Administrator Alex Gross, P&Z Asst. Arla Barnhill, P & Z Asst. Malynda Turner, Attorney Landon Brown.

**Roll Call:** Chair Moore requested the roll call; three of the four P&Z Commission members were present.

**Establish a Quorum and Call the Meeting to Order:** Chair Moore declared a quorum was present and called the regular meeting to order at 6:30 p.m.

**Review Agenda:** No changes were made to the agenda.

**Approve Minutes:** The Commission reviewed the minutes from previous meeting. Chair Moore made a motion to accept and approve the minutes of April 21, 2022 regular meeting, as written and presented; seconded by Commissioner Bergey. All ayes, motion carried.

**Public Hearing: SFP #2022-001:** Chair Moore called the public hearing to order at 6:40 PM. Chair Moore called upon Attorney Landon Brown to swear in the applicant and all wishing to testify. Chair Moore called on the Applicant Sam Lorendo on behalf of the applicant, for their presentation. Chair Moore called on the P & Z Administrator Alex Gross for the staff report. Administrator Alex Gross presented the staff report and the power point summary of the application highlighting the conditions placed and approved by the Boise County Board of County Commissioners on the Preliminary Plat and the status of each of the conditions. There were no members of the public wishing to testify at hearing. Chair Moore closed the public hearing. Deliberation ensued by the Commission, motion by Commissioner Bergey to recommend to the Boise County Board of County Commissioners Approval of SFP #2022-001, and approve the draft Findings of Facts, Conclusions of Law and Recommendation as presented by staff, seconded by Commissioner Esposito. All ayes, motion carried.

**Public Hearing: CUP #2022-004 The H5 Ranch Event Venue:** Chair Moore called the public hearing to order at 6:54 PM. Chair Moore asked Attorney Landon Brown to swear in the applicant and all wishing to testify. Chair Moore called on the P & Z Administrator Alex Gross for the staff

report. Administrator Alex Gross presented the staff report and the power point summary of the application along with 21 recommended conditions to be considered by the commission for approval or revision. Chair Moore then called on the Applicant Aaron Howell, for H5's presentation. There were 12 members of the public present for the hearing, 2 spoke in favor of the application and 5 members of the public spoke opposed. Applicant was allowed to give his rebuttal. After follow-up questions Chair Moore closed the public hearing. Deliberation ensued by the Commission, motion by Commissioner Bergey to approve The H5 Ranch Event Venue CUP #2022-004 with the deliberated changes to the Site Specific Conditions of Approval seconded by Commissioner Esposito. Vote: 3 ayes, motion carried.

**Public Hearing: CUP #2022-005 Castle Mountain Homes (CMH):** Chair Moore called the public hearing to order at 8:33 PM. Chair Moore ask Attorney Brown to swear in the applicant and all wishing to testify. Commissioner Bergey disclosed his previous survey work on the property involved with this application. Commissioner Bergey advised that he hasn't had any involvement with the current application. Attorney Brown asked Commissioner Bergey some clarifying questions. Chair Moore called on the P & Z Administrator Gross for the staff report. Administrator Gross presented the staff report and the power point summary of the application along with 11 recommended conditions to be considered by the commission if they wished to approve the application. Chair Moore then called on the representative for the Applicant, Tim Fritzley, for his presentation. Mr. Fritzley asked that his co-applicant Brent Leslie join him to answer commissioner questions.

There were 15 members of the public present for the hearing, 3 spoke in favor of the application, 1 neutral party spoke, and 4 members of the public spoke who were opposed. Applicant was allowed to give his rebuttal. Chair Moore made a motion to go into Executive Session, noting Idaho Code 74-206(1)(f) and 74-206(1)(d), seconded by Commissioner Bergey. Roll call vote: Commissioner Esposito - aye, Commissioner Moore – aye, Commissioner Bergey – aye. 3 ayes motion carried. Attorney Brown advised the public that this meeting was now going into executive session which means it is closed to the public. Executive Session ended at 9:55 pm, Chair Moore advised public still in public hearing. Commissioner Bergey made a motion that the applicant bring forth a civil site plan to scale and a landscape plan. Commissioner Bergey also directed the Planning and Zoning Staff to research the private restrictions on this property. Commissioner Bergey made a motion to table the hearing until July 21, 2022 at 6:30 PM, location Boise County Commissioner Room, Miners Exchange, 420 Main Street, Idaho City, Idaho. Motion seconded by Commissioner Esposito. Roll call vote: Commissioner Esposito - aye, Commissioner Moore - aye, Commissioner Bergey - aye. 3 ayes, motion carried. Chair Moore asked Planning and Zoning Administrator Gross to review the timeline for submission of additional information. Applicant to have all materials submitted by July 1, 2022. Administrator Gross reviewed the timeline for submission for the applicant and the public.

**General Discussion:** Discussed that Administrator Gross will go before the Board of County Commissioner to have the Commissioners terms extended. We will be voting for Chair and Vice Chair at the next hearing.

**Next Regular Meeting:** July 21, 2022 6:30 PM Miners Exchange, Idaho City

**Adjourn:** Having no further business on the agenda, Commissioner Esposito moved to Adjourn, Seconded by Commissioner Bergey, 3 ayes, motion carried.

Chair Moore adjourned the regular meeting at 10:04 p.m.

Approved by the Commission this 21 day of July, 2022

  
Chair Nathan Greenway

Attest:

  
Arla K. Barnhill, P&Z Administrative Assistant