



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

July 21, 2022
Miners Exchange
420 Main St
Idaho City, ID 83631

Present: Chairman Nathan Greenway, Commissioner Steve Moore, Commissioner Doug Bergey, Commissioner Lou Esposito and Commissioner Matt Mills.

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

Roll Call: Chair Greenway requested the roll call; all five commissioners were present

Establish a Quorum and Call the Meeting to Order: Chair Greenway declared a quorum was present and called the regular meeting to order at 6:36 p.m.

Review Agenda: No changes were made to the agenda.

Introduction of New P & Z Commissioner: Matt Mills was introduced to the public.

Election of Chair and Vice Chair: Administrator Gross advised that all terms have been renewed by the Boise County Board of County Commissioners. Administrator Gross asked for a nomination for chair, Commissioner Moore nominated Commissioner Greenway, seconded by Commissioner Mills. Administrator Gross asked if there were any other nominations. None were heard. Administrator Gross if Commissioner Greenway would accept the nomination, Commissioner Greenway accepted. Vote: 5 Ayes carried. Administrator Gross asked for nominations for Vice Chair. Commissioner Greenway nominated Commissioner Bergey, seconded by Commissioner Esposito. Administrator Gross asked if there were any other nominations. None were heard. Administrator Gross asked Commissioner Bergey if he would accept the nomination, Commissioner Bergey accepted. Vote: 5 Ayes carried.

Approve Minutes: The Commission reviewed the minutes from the previous meeting. Commissioner Bergey made a motion to accept and approve the minutes of June 16, 2022 regular meeting as written and presented; seconded by Commissioner Moore. All ayes, motion carried.

Approve CUP #2022-004 H5 Ranch Event Venue FCOs: Motion by Commissioner Bergey to Accept the CUP #2022-004 H5 Ranch Event Venue FCOs as written, seconded by Commissioner Moore. Vote 3 Ayes Motion carried.

Review of Procedures for the Public Hearing: Chair Nathan Greenway reviewed how the public hearing would proceed.

Public Hearing: SMP #2022-002 Old Mills Subdivision: Chair Greenway called the public hearing to order at 6:41 PM. Chair Greenway called upon Attorney Landon Brown to swear in the applicant and all wishing to testify. Chair Greenway 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 6 recommended conditions to be considered by the commission for approval to the Board of Boise County Commissioners, or approval with additional conditions or, recommend disapproval of the minor subdivision plat. After Administrator Gross gave his presentation he recommended that the Commissioners open the public hearing and discuss the proposed minor sub and conditions, Administrator Gross recommends approval to the Board of County Commissioners. Chair Greenway Called on the Applicant Daniel Armstrong for his presentation. There were 8 members of the public present for the hearing, 4 members in support with 2 members speaking, and 4 opposed with 2 members speaking. After all were heard that wished to speak Chair Greenway closed the public hearing at 7:03. Deliberation ensued Chair Greenway moved to recommend Approval to the Board of Boise County Commissioners of SMP #2022-002 Old Mills Subdivision, seconded by Commissioner Bergey. Vote 3 ayes, motion carried

Public Hearing: CUP #2022-005 Castle Mountain Homes (CMH): Chair Greenway called the public hearing to order at 7:19 PM. This hearing was tabled from the June 16, 2022 meeting. Chair Greenway called upon Attorney Landon Brown to swear in the applicant and all wishing to testify. Administrator Gross advised that he does not have an updated staff report as he is not a site plan expert nor a drainage expert, the commissioners have been provided the comments from the county engineer and any new comments that were received for consideration. As Administrator I did not feel that any of the comments necessitated a recommendation of any new conditions. Chair Greenway stated he will abstain from voting as he was not present at the hearing on June 16, 2022. Chair Greenway then called on the Applicant, Tim Fritzley, for his presentation. There were 6 members of the public present for the hearing, all in support of the application. The Commissioners asked their questions of the applicant. The applicant asked his Civil Engineer Antonio to answer questions for him. Chair Greenway closed the public hearing at 7:56. Deliberation ensued by the Commission, motion by Commissioner Bergey to approve CUP #2022-005 Castle Mountain Homes as presented by the staff, with the following conditions: 1) Applicant to address concerns of Forgrens letter of 7/19/22 by Steven Yearsley. 2) Applicant to submit a landscape plan submitted by a Licensed Architecture for storm water retention basin and its surround area for the purpose of mitigating pollutants; and (2) the specific landscaping of all berms for the purpose of mitigating light and sound. Motion seconded by Commissioner Esposito Vote: Roll Call – Commissioner Moore Nay, Commissioner Esposito Aye, Commissioner Bergey Aye. Motion Carried two Ayes to one Nay.

General Discussion: To be aware that if the need for a special meeting is needed to make it a goal to plan on 2nd Tuesday after PZ Meeting for FCOs etc. This being said we will attempt to have a special meeting on 8-2-22 for the FCOs for CMH.

Special Meeting: August 18, 2022 6:30 PM Miners Exchange, Idaho City will be with the Board of County Commissioners for required one joint meeting per year.

Adjourn: Having no further business on the agenda, Chair Greenway moved to Adjourn, Seconded by Commissioner Bergey, 5 ayes, motion carried.

Chair Greenway adjourned the regular meeting at 8:22 p.m.

Approved by the Commission this 15 day of September, 2022



Chair Nathan Greenway

Attest:



Arla K. Barnhill, P&Z Administrative Assistant