



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

September 15, 2022  
Miners Exchange  
420 Main St  
Idaho City, ID 83631

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

**Staff Present:** Planning & Zoning Administrator Alex Gross, and P & Z Asst. Malynda Turner,

**Roll Call:** Chair Greenway requested the roll call; three of 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 6:33 p.m.

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

**Approve Minutes:** The Commission reviewed the minutes from the previous meeting. Commissioner Greenway made a motion to accept and approve the minutes of July 21, 2022 regular meeting as written and presented; seconded by Commissioner Moore. All ayes, motion carried. Commissioner Greenway made a motion to accept and approve the minutes of August 2, 2022 special meeting as written and presented; seconded by Commissioner Moore. All Ayes, motion carried.

**Training Session:** Planning and Zoning Commission 101.

Planning and Zoning Administrator Alex Gross ("Gross") discussed the process when an applicant submits a land use application, and explained to the Commission the process before it reaches the commission, and what to do in instances of potential conflict of interest. Gross then reviewed public hearing processes for testimony and keeping the recording of the hearings clear and precise. Gross discussed the various types of applications that the Commission could hear, including conditional use permits. Commissioners are the final say on any CUP application (unless appealed) and conditions need to be related to an adverse effect that the proposed use will have on neighbors or the county. Gross discussed how commissioners should make findings or impose conditions. Gross then discussed three types of subdivisions; minor plat and two types of full subdivision application, a preliminary plat, and final plat. There was discussion of the requirement for traffic studies, and other studies based on the location and application (SWPPP, fire protection, etc.). Finally, planned unit developments and planned communities were discussed.

Future needs include continue working on the ULO, Comprehensive Plan and ongoing training.

**General Discussion:** This training was helpful, recommend continued training. Next regular meeting on October 20, 2022.

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

Chair Greenway adjourned the regular meeting at 7:34 p.m.

Approved by the Commission this 27 day of October, 2022

  
Chair Nathan Greenway

Attest:

  
Arla K. Barnhill, P&Z Administrative Assistant