



BOISE COUNTY BOARD OF COMMISSIONERS  
THURSDAY, NOVEMBER 3<sup>rd</sup>, 2022  
IDAHO CITY COMMISSIONER ROOM  
**OFFICIAL SPECIAL MEETING MINUTES**  
**PUBLIC HEARING: CASTLE MOUNTAIN HOMES CUP APPEAL**

**IN ATTENDANCE:** Chairman Twilegar, Commissioner Tucker, Prosecuting Attorney Strong, Deputy Clerk Coffelt, Planning & Zoning Legal Counsel Brown (Naylor & Hales), Planning & Zoning Administrator Gross, Planning & Zoning Permit Tech Barnhill, Assessor Juszcak.

**VIA TELECONFERENCE:** Commissioner Stirm.

Chairman Twilegar called the meeting to order.

**PUBLIC HEARING-APPEAL PLANNING & ZONING COMMISSION DECISION:** Chairman Twilegar and Legal Counsel Brown went over the rules of the public hearing as well as the order in which the appeals would be heard. Planning & Zoning Administrator Gross gave the Board a brief background on the matter.

**APPLICANT TESTIMONY:** Mr. Wayne Wellock presented his case to the Board. Mr. Wellock stated on record that the public hearing was not noticed properly; along with other reasons they believe this Planning & Zoning Commission decision should be overturned, rescheduled and re-noticed.

**PROPERTY OWNER TESTIMONY:** Tim Fritzley presenting for Castle Mountain Homes went over the process that has taken place from start to current of all the steps that have been taken. Mr. Fritzley stated on record that all state, county etcetera, requirements have been met.

**PUBLIC TESTIMONY:** Chairman Twilegar opened the public testimony portion of the hearing and gave some guidelines on how the testimony would take place. Jamie Anderson, Linda Bass and Jane Jerome spoke to the Board concerning what they believe was an illegal split of the parcel within the subdivision. Chairman Twilegar closed the public testimony portion of the hearing.

**REBUTTAL TESTIMONY:** Mr. Tim Fritzley spoke of the clear details of the ULO (Unified Land Ordinance) concerning the split of the parcel and addressed the complaints of the surrounding land owners.

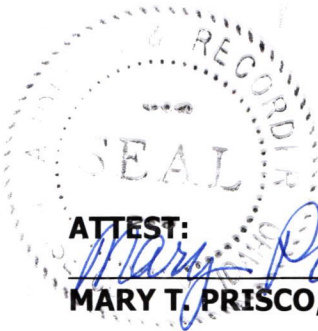
Mr. Wayne Wellock spoke as to why the surrounding land owners did not attend the Planning & Zoning meetings prior to this public hearing along with the reasons he believes that there is an environmental danger due to the approval of the Conditional Use Permit.

**EXECUTIVE SESSION:** Chairman Twilegar MOTIONED to move into executive session per I.C. 74-206(1)(d), exempt records, and per I.C. 74-206(1)(f), pending litigation, to discuss any issues and obtain updates on ongoing matters falling under the motioned executive session codes. Commissioner Tucker SECONDED. Roll call vote: Chairman Twilegar – Aye; Commissioner Stirm – Aye; Commissioner Tucker - Aye. Motion passed unanimously. Chairman

Twilegar brought the meeting out of executive session per I.C. 74-206(1)(d), exempt records, and per I.C. 74-206 (1)(f), pending litigation, no action required.

Chairman Twilegar closed the public hearing. Deliberation among the Board members ensued. Chairman Twilegar MOTIONED to table this matter in order to review and consider everything that was stated on record during today's public hearing. This public hearing will be continued on November 22<sup>nd</sup>, 2022 at 1:15p.m., at the Miners Exchange Building, Commissioner Room, 420 Main Street, Idaho City, Idaho, 83631. Commissioner Tucker SECONDED; All Ayes.

Chairman Twilegar adjourned the special meeting until the meeting of Thursday, November 10<sup>th</sup>, 2022.



**ATTEST:**

**MARY T. PRISCO**, Clerk to the Board

Approved this 10<sup>th</sup>, day of November 2022

A handwritten signature in blue ink, "S. M. Twilegar", with the date "11.10.22" written below it.

**STEVEN M. TWILEGAR** Chairman  
Boise County Board of Commissioners