



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

October 20, 2022
Miners Exchange
420 Main St
Idaho City, ID 83631

Present for Training: Vice Chair Doug Bergey, Commissioner Steve Moore, Commissioner Matt Mills were present, Commissioner Lou Esposito was present via telephone, and Commissioner Nate Greenway was absent.

Present for the Hearing: Vice Chair Doug Bergey, Commissioner Steve Moore, Commissioner Matt Mills were present, Commissioner Nate Greenway was present via telephone, and Commissioner Lou Esposito was absent.

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

Roll Call: Vice Chair Bergey requested the roll call; four of the five commissioners were present.

Establish a Quorum and Call the Meeting to Order: Vice Chair Bergey 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 Moore made a motion to accept and approve the minutes of September 15, 2022 regular meeting as written and presented; seconded by Commissioner Mills. All ayes, motion carried.

Training with Jim McNall, ICRMP: Mr. McNall provided training to the Commission and Staff regarding Idaho Land Use Planning Act, Open Meeting Law and procedures on Planning and Zoning issues. Please see attached "Exhibit A" Mr. McNall's power point presentation.

Break was called at 7:28 to allow for Mr. McNall to collect his presentation materials and allow for the public that wished to wait outside until the Public Hearing on CUP #2022-006 Clear Creek Lodge was scheduled to begin to come in and get settle before the start of the hearing.

Public Hearing: CUP #2022-006 Clear Creek Lodge: Vice Chair Bergey called the public hearing to order at 7:43 PM. Vice Chair Bergey acknowledged that Commissioner Greenway has joined the meeting via telephone and Commissioner Esposito is absent. Vice Chair Bergey reviewed the procedures for the hearing with the public, also reviewed the importance of the public remaining quiet throughout the hearing so that we have a clear and transcribable record. Vice Chair Bergey called upon P & Z Administrator Alex Gross (Gross) for the staff report. Gross presented the staff report and power point summary of the application along with the 7 recommended site specific conditions to be considered by the commission for approval or revision. Vice Chair called upon Attorney Landon Brown to swear in the applicant and all public wishing testify. Vice Chair then called upon the Applicant Ron Long for his presentation, which he made. Vice Chair then opened the meeting

for public comments. There were 46 members of the public that signed in for the hearing, 44 in favor and 17 of those chose to speak.

Vice Chair Bergey then asked Commissioner Moore to read into the record the comments written on the sign in sheets by the public that chose not to speak. Vice Chair Bergey then called for those opposed, 2 members of the public opposed were present, only one chose to speak. Vice Chair Bergey then read into the record the one opposed comment from the public that chose not to speak. Vice Chair then asked if there was anyone else that wished to speak. Being none Vice Chair than asked Applicant Long if he would like to give a rebuttal, which he did.

Commissioners asked questions of the applicant and received answers prior to closing the public hearing. Vice Chair Bergey closed the public hearing, deliberation ensued by the Commission, motion by Commissioner Moore to approve the CUP #2022-006 Clear Creek Lodge as presented with the 7 recommend site specific conditions, seconded by Commissioner Mills. Roll call vote:

Commissioner Greenway: Yes

Commissioner Bergey: Yes

Commissioner Moore: Yes

Commissioner Mills: Yes

Vote 4 Yes and 0 No, Motioned carried; CUP#2022-006 is approved.

General Discussion: There are no hearings scheduled for November, we do have CUP #2021-005A 6B Storage Amendment tentatively scheduled for December.

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

Vice Chair Bergey adjourned the regular meeting at 8:56 p.m.

Approved by the Commission this ^{10th}~~12~~ day of ^{December}~~January~~, 2022 ^(NSC)



Chair Nathan Greenway

Attest:



Arla K. Barnhill, P&Z Administrative Assistant