



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

February 16, 2023
Miners Exchange
420 Main St
Idaho City, ID 83631

Present for the Hearing: Commissioner Greenway, Commissioner Esposito, and Commissioner Mills were present. Commissioner Bergey and Commissioner Moore were absent.

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

Roll Call: Chair Greenway requested the roll call; three of the 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 6:47 p.m.

Approve Minutes: The Commission reviewed the minutes from the previous meeting. Chair Greenway made a motion to accept and approve the minutes of the January 19, 2023 regular meeting as written and presented; seconded by Commissioner Mills. Three ayes, motion carried.

Public Hearing: SPP 2023-001 Trail Creek Meadows Subdivision: Per Administrator Gross, the applicant for SPP 2023-001 Trail Creek Meadows Subdivision has asked that the public hearing for the application be opened and tabled to a date certain.

Commissioner Esposito made a motion to table SPP 2023-001 Trail Creek Meadows Subdivision until the date certain of March 14, 2023, at 6:00 PM in the Boise County Courthouse located at 419 Main St., Idaho City, ID. Seconded by Commissioner Mills. Three Ayes, motion carried.

Public Hearing: SFP 2023-001 Pioneer Estates Phase 2: Chair Greenway opened the public hearing at 6:52 PM then reviewed the process for the hearing. Chair Greenway then asked Attorney Brown to swear in the public. Attorney Brown requested all applicants and members of the public who wish to testify for all applications to stand and be sworn in, which was completed. Chair Greenway called upon the P&Z Administrator Gross to present his staff report and power point presentation. Administrator Gross stated that he feels that all conditions have been met or are ongoing conditions. Administrator Gross' recommendation for a current condition is prior to final plat approval Applicant shall obtain final written approval of the plat from Boise County Surveyor Thomas Judge and final buildout approval from Boise County Engineer Steven Yearsley. Chair Greenway called on Kerry Albright to present on behalf of the applicant. Presentation was given, Chair Greenway asked if the commissioners had any questions of the applicant. Questions were answered. Chair Greenway asked for public testimony no public offered testimony. Chair Greenway closed the public hearing and deliberations ensued.

Chair Greenway motioned to recommend approval of SFP 2023-001, Pioneer Estates Phase 2 to the Board of County Commissioners with analysis presented by staff, as well as approve the FCO's as drafted by staff, seconded by Commissioner Esposito. Three Ayes, motion carried.

Public Hearing: CUP 2023-001 Idaho Wilderness Yurts: Chair Greenway opened the public hearing at 7:07 PM. Chair Greenway called on P&Z Administrator to present his staff report and power point presentation, including recommended conditions of approval. Chair Greenway then called on the Applicant, represented by Chris Griener, for his presentation. Commissioners asked questions and received answers from the applicant. Chair Greenway asked for public testimony no public offered testimony. Chair Greenway closed the public hearing, deliberations ensued.

Chair Greenway motioned to approve CUP 2023-001 with staff findings and analysis of the ULO required Section 4.3.E. 1-9 as well as the staff recommend site specific conditions of approval, with a condition that Forrest Service approved rings for fire containment be installed, and that all fires shall comply with any and all federal or local fire restrictions. Seconded by Commissioner Mills. Three Ayes, motion carried.

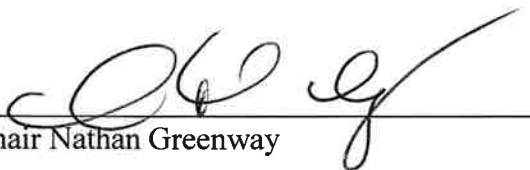
General Discussion: P&Z Administrator mentioned that the next regular meeting on March 14, 2023 at 3 PM will be for the annual Board of County Commissioner and P & Z Commissioner joint meeting. Re-alignment of the Commission will also be during that meeting.

The Commission will then meet at 6:00 PM for the tabled meeting of SPP 2023-001 Trail Creek Meadows Subdivision.

Adjourn: Having no further business on the agenda, Chair Greenway moved to adjourn, seconded by Commissioner Mills, Three ayes, motion carried.

Chair Greenway adjourned the regular meeting at 7:29 p.m.

Approved by the Commission this 14th day of March, 2023


Chair Nathan Greenway

Attest:


Arla K. Barnhill, P&Z Administrative Assistant