



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

August 17, 2023  
Boise County Court House  
419 Main St.  
Idaho City, ID 83631

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

**Staff Present:** Attorney Landon Brown, P & Z Asst. Malynda Turner, and P & Z Asst. Arla Barnhill.

**Roll Call:** Chair Greenway requested the roll call; four 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 6:31 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 June 15, 2023 regular meeting as written and presented; seconded by Commissioner Moore. Four ayes, motion carried.

**Public Hearing: CUP 2023-004 Majestic Mountain Ranch LLC:** Chair Greenway opened the public hearing at 6:32 PM then reviewed the process for the hearing. Chair Greenway then asked Attorney Brown to swear in the public which was completed. Chair Greenway asked Attorney Brown to explain the process in Administrator Gross' absence. Attorney Brown explained that as he is not part of the Planning and Zoning Staff he is unable to answer questions that would require an answer from staff. Attorney Brown advised if during the hearing questions arise that Gross needs to answer, the procedure would be to table the meeting to a date certain when Gross can be present, but that he could read the Staff Report into the record if the commission desired., Attorney Brown read Gross' signed staff report into the record, including recommended conditions of approval. Chair Greenway then called on the Applicant, represented by Shelly Heffington and Brent Robertson, for their presentation. Commissioners asked questions and received answers from the applicant. There were 18 members of the public present for the hearing, 5 spoke in favor of the application, 2 spoke as neutral of the application, and 4 members of the public spoke who were opposed to the application. Applicant gave their rebuttal. Deliberation ensued by the Commission, who decided to add two conditions; first, requiring the fire pits and emergency plan to be approved by the fire chief, and second, requiring screening along McIntyre Gulch Road in order to prevent headlights from shining into homes along that road. Motion by chair Greenway to approve the CUP 2023-004 Majestic Mountain Ranch application with the conditions recommended by staff and the two additional conditions. Motion seconded by Commissioner Moore, All ayes, motion carried.

Next regular meeting will be September 21, 2023 at 6:30 PM, at the Minors Exchange, Commissioners Room, 420 Main St, Idaho City.

Off the record at 8:23 to take a 5 minute break. Back on the record at 8:25 for general discussion.

**General Discussion:** Commissioner Bergey stated that he feels we need a meeting in September to continue discussion of ULO recommendations that were not approved to be presented to the Boise County Board of County Commissioners in the first revision. The Additional Dwelling Unit (ADU) is one item that was not recommended as the commission felt the need for it to be discussed in a workshop setting as there was concerns from the public regarding the restrictions on the ADU. In discussing a possible date and time, Commissioner Moore brought it to the commissioner's attention that the county is working on Zoom capabilities. The Commission asked that staff work on setting up a meeting at the earliest possible date in October for the Workshop.

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

Chair Greenway adjourned the regular meeting at 8:30 p.m.

Approved by the Commission this 12 day of Septemsee, 2023

  
\_\_\_\_\_  
Chair Nathan Greenway

Attest:

  
\_\_\_\_\_  
Arla K. Barnhill, P&Z Administrative Assistant