



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

June 20, 2024

Miners Exchange, Commissioners Room
420 Main St.
Idaho City, ID 83631

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

Staff Present: P & Z Administrator Alex Gross, P & Z Asst. Malynda Turner, P & Z Asst. Alysa Morrison, Attorney Landon Brown.

Roll Call: Chairman Bergey requested the roll call; three commissioners were present. Commissioner Greenway was present at 7:00 but recused himself for CUP 2024-002, but participated in the decision for CUP 2024-003.

Establish a Quorum and Call the Meeting to Order: Chairman Bergey declared a quorum was present and called the regular meeting to order at 6:33 p.m.

Approve Minutes: The Commission reviewed the minutes from previous meetings; Commissioner Esposito made a motion to accept and approve the minutes from the April 20, 2024 regular meeting as written and presented; seconded by Commissioner Mills. Three ayes, motion carried.

Public Hearing: CUP 2024-002 Around the Bend RV Storage: Chairman Bergey opened the hearing at 6:35pm. Chairman Bergey called upon P & Z Administrator Gross who presented the Planning and Zoning Staff Report. Chairman Bergey then asked Landon Brown to swear in the public which was completed. Chairman Bergey then called on the Applicant, Thomas Luttrell and Ken Rich for their presentation. Ken Rich had questions on the zoning of his property as in the past the neighboring parcel requested to have an RV Storage. At the request of the Commission, Administrator Gross explained the process of a CUP, and that Boise County is zoned multi-use. Thomas Luttrell presented his application. He plans to have one way traffic with a right hand turn only consistent with staff recommendation. The storage facility will be gated and be wide enough for two RV's. They are looking at maximizing the number of spaces as well. Commissioners asked questions and received answers from the Applicant. There were 2 members of the public present for the hearing, one who wished to speak. Don Matter, a resident of Horseshoe Bend requested to speak against the application. His concerns concerned lighting, the increased traffic and danger on Highway 55, and the eye sore look of the facility. Application Thomas Luttrell spoke in rebuttal to Mr. Matter stating he has no plans for any overhead lighting, no plans for any other services to be added in the future including dump stations or water fill up stations. They plan to make the facility with as minimal impact to the

area as possible. Mr. Don Matter requested to speak a second time and was granted time from Chairman Bergey. The applicant was given the opportunity to rebut again but chose not to.

A large discussion was held on the dangers of Highway 55 and the need for a turn lane into said property. Commissioners had many concerns on the impact of traffic and the dangers of turning large RV's into said property with no turn lane. Commission came to the agreement that the need should not be put on the applicant, but that ITD needs to be notified of the concerns.

After further discussion with the Applicant and Staff, the Commission closed the public portion of the hearing. Deliberation ensued by the Commission; Motion by Commissioner Mills to approve with site specific conditions. Motion seconded by Commissioner Esposito, two ayes, and one nay, motion carried CUP 2024-002, Around the Bend RV Storage is approved. Commissioner Greenway recused himself from this hearing as he arrived late.

Public Hearing: CUP 2024-003 Hawks Village & River Storage: Chairman Bergey opened the hearing at 7:43pm. Chairman Bergey called upon P & Z Administrator Gross who presented the Planning and Zoning Staff Report. Administrator Gross added that the Garden Valley Fire Chief commented after the due date. His comments included following fire codes. All members of the public wishing to speak were previously sworn in at the beginning of the meeting by Attorney Landon Brown. Chairman Bergey then called on the Applicant, Cody Draper for his presentation. The Applicant presented and Commissioners asked questions and received answers from the Applicant. There were 2 members of the public present for the hearing. Allan Ward, a resident of Garden Valley and previous owner requested to speak in support of the application and stated he has worked with the applicant to preserve wildlife habitat.

After further discussion with the Applicant and Staff, the Commission closed the public portion of the hearing. Deliberation ensued by the Commission; Motion by Commissioner Mills to approve with site specific conditions. Motion seconded by Commissioner Greenway, four ayes, motion carried CUP 2024-003, Hawks Village & River Storage is approved.

General Discussion: There is a regular Meeting, July 18, 2024 at 6:30 PM in Idaho City, for a CUP off of Highway 21. Discussion held on the need of drafting a letter to ITD in regards to Highway 55 at the intersection of Hanson Drive and the need for a turn lane.

Adjourn: Having no further business on the agenda, Commissioner Mills moved to adjourn, seconded by Commissioner Esposito, all ayes, four ayes, motion carried.

Chairman Bergey adjourned the regular meeting at 8:13 p.m.

Approved by the Commission this 18 day of JULY, 2024



Chair Doug Bergey
VICE MATTHEW MILLS

Attest:



Alysa Morrison, P&Z Administrative Assistant