



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

August 17, 2017  
Horseshoe Bend Ladies Club Hall  
121 W. Boise Street  
Horseshoe Bend, ID 83629

**Present:** Chair Dan Gasiorowski, Commissioner Rosemary Ardinger, and Commissioner Edith Williams were present.

**Staff Present:** Planning & Zoning Administrator Rora A. Canody, P&Z Attorney Steven Meade, P&Z Asst. Malynda Turner and P&Z Asst. Brenda Wood.

**Roll Call:** Chair Gasiorowski requested the roll call; three P&Z Commission members were present. Commissioner John Jauregui was absent.

**Establish a Quorum and call the meeting to order:**

Chair Gasiorowski declared a quorum was present and called the regular meeting to order at 6:31 p.m.

**Swear-In new Planning and Zoning Commission member:** Chair Gasiorowski requested P&Z Administrator Canody to swear-in Charles Haupt as the Planning and Zoning Commissioner for Seat #3. Mr. Haupt was sworn in and took his seat with the Commission.

**Review Agenda, any amendments:** Commission Williams made a motion the Commission amend the agenda to move item #2 under Regular Meeting, Executive Session, per I.C. 74-206(1)(f) Pending Litigation, up on the agenda to the next order of business; seconded by Commission Ardinger. All ayes, motion carried. Commissioner Williams made a motion the Commission go into Executive Session, per I.C. 74-206(1)(f) Pending Litigation; seconded by Commissioner Ardinger. All ayes, motion carried. Commissioner Ardinger made a motion the Commission come out of Executive Session; seconded by Commissioner Haupt. All ayes, motion carried.

**Approve Minutes:** Tabled until the September 21, 2017 regular meeting.

**Approval of Findings of Fact, Conclusions, Conditions of Approval and Order for Haven Hot Springs CUP #2017-006:** Chair Gasiorowski asked for any discussion or corrections to the proposed FCO's. Commissioner Williams made a motion, based upon advise from legal counsel, to amend Site Specific Condition #4 to read: "The RV Park portion of the site is identified as a site for temporary use, not for permanent residential use" in the proposed Findings of Fact, Conclusions, Conditions of Approval and Order for The Haven Hot Springs CUP #2017-006; seconded by Commissioner Haupt.

Roll call vote:	Commissioner Gasiorowski: Aye	Commissioner Williams: Aye
	Commissioner Ardinger: Aye	Commissioner Jauregui: Absent
	Commissioner Haupt: Aye	

All ayes, motion carried.

Commissioner Williams made a motion to approve the Findings of Fact, Conclusions, Conditions of Approval and Order for The Haven Hot Springs CUP #2017-006, as amended; seconded by Commissioner Haupt.

Roll call vote:            Commissioner Gasiorowski: Aye    Commissioner Williams: Aye  
                                 Commissioner Ardinger:    Aye    Commissioner Jauregui: Absent  
                                 Commissioner Haupt:        Aye

All ayes, motion carried.

**Approval of Findings of Fact, Conclusions, Conditions of Approval and Order for 3 Springs Hunting Ranch CUP #2017-007:** Chair Gasiorowski asked for any discussion or corrections to the proposed FCO’s. Commissioner Ardinger made a motion, based upon advise from legal counsel, to amend Site Specific Condition #8 to read: “The RV Park portion of the site is identified as a site for temporary use, not for permanent residential use”; and Site Specific Conditions #10 referring to Stage 1 Fire Restriction and #13 referring to noise level both be deleted in their entirety; seconded by Commissioner Haupt.

Roll call vote:            Commissioner Gasiorowski: Aye    Commissioner Williams: Aye  
                                 Commissioner Ardinger:    Aye    Commissioner Jauregui: Absent  
                                 Commissioner Haupt:        Aye

All ayes, motion carried.

Commissioner Ardinger made a motion the Commission approve the Findings of Fact, Conclusions, Conditions of Approval and Order for 3 Springs Hunting Ranch CUP #2017-007, as amended; seconded by Commissioner Haupt.

Roll call vote:            Commissioner Gasiorowski: Aye    Commissioner Williams: Aye  
                                 Commissioner Ardinger:    Aye    Commissioner Jauregui: Absent  
                                 Commissioner Haupt:        Aye

All ayes, motion carried.

Chair Gasiorowski informed those present of the process by which to appeal per the Unified Land Use Ordinance #2016-01.

**Public Hearing: Conditional Use Permit #2017-008—Horseshoe Bend Flight Park:**

Chair Gasiorowski opened the public hearing at 7:30 p.m. Chair Gasiorowski requested the staff report for the application from the Planning and Zoning Administrator Canody.

Planning and Zoning Administrator Canody stated that the entire Planning and Zoning Department file is now made part of the record, the staff report had been emailed out to the Commission and the applicant; and, proceeded with the supplemental visual PowerPoint on the application. Administrator Canody answered questions from the Commission.

Chair Gasiorowski called upon applicants, Justin Boer and Scott Edwards, to present testimony. The Applicants gave a video presentation of their project. The Applicants discussed the camping area, porta pottie needs, cell service and radios for emergencies, and trip traffic; and answered questions from the Commission regarding their proposed use.

Chair Gasiorowski called upon the public that wished to speak. Ten people gave testimony in support of the application. Two people gave neutral testimony on the application. Two (2) people gave testimony opposed to the application.

Chair Gasiorowski called upon the Applicants for their rebuttal testimony. The Applicants responded to the public's concerns regarding fire safety and traffic; then responded to further questions from the Commission. Legal Counsel Mr. Meade read to the Commission I.C. 21-201, Lawfulness of Flight and answered the question regarding a definition of "low altitude"; there is no definition for this.

Chair Gasiorowski closed the public hearing at 9:03 p.m. and asked the Commission to deliberate the application before them on the Horseshoe Bend Flight Park. Each Commission discussed their concerns. The Commission then read each Finding and made corrections to #3 #6 and #8. The Commission then reviewed the proposed Site Specific Conditions and made changes to #1 and #8; and, added #11, 12 and 13; with Commissioner Williams providing the language for these last three conditions. Commissioner Williams made a motion to approve CUP #2017-008 Horseshoe Bend Flight Park, with the stated Findings and Site Specific Conditions and all Standard Conditions applied; seconded by Commissioner Haupt.

Roll call vote:	Commissioner Gasiorowski:	Aye	Commissioner Arding:	Aye
	Commissioner Williams:	Aye	Commissioner Jauregui:	Absent
	Commissioner Haupt:	Aye		

All ayes, motion carried.

Chair Gasiorowski requested the Administrator schedule a special meeting to sign FCOs.

**General Discussion:**

Chair Gasiorowski reminded the Commission of the meeting with the Board of County Commissioners scheduled for Tuesday, September 5, 2017 at 7:00 p.m. in the Miners Exchange Building in Idaho City. Commissioner Haupt stated he would be absent.

**Next regular meeting:**

Next regular meeting on September 21, 2017 at the Garden Valley School Multipurpose Room.

**Adjourn:**

Having no further business on the agenda, Commissioner Arding moved to adjourn the meeting; seconded by Commissioner Williams. All ayes, motion carried.

Chair Gasiorowski adjourned the regular meeting at 10:00 p.m.

Approved by the Commission this 19 day of October, 2017.

  
Dan Gasiorowski, Chair

Attest:

  
Rora A. Canody, P&Z Administrator