



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

July 27, 2017

Garden Valley School –Multipurpose Room  
1053 Banks Lowman Road  
Garden Valley, ID 83622

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

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

**Roll Call:** Chair Gasiorowski requested the roll call; three (3) of the four (4) 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 6:30 p.m.

**Approve Minutes:** Commissioner Williams stated that a motion she made is not reflected in the proposed minutes for the June 15, 2017 regular meeting and requested the minutes to be amended to reflect her motion. Chair Gasiorowski tabled the approval of the June 15, 2017 minutes until the August 3, 2017 meeting.

**Review Agenda:** Chair Gasiorowski asked the Applicant of Eagle Horizons Mountain Oasis if they would object to being the first public hearing. Applicant Carol Stockton voiced she had no objection. Commissioner Ardinger made a motion to amend the order of public hearings listed on the agenda: Eagle Horizons Mountain Oasis as #1, The Edge Resort at Garden Valley Amended as #2; seconded by Commissioner Williams. All Ayes, motion carried.

Chair Gasiorowski explained the public hearing process and asked all those who signed in to give testimony rise and be sworn-in.

**Public Hearing: Eagle Horizons Mountain Oasis Conditional Use Permit #2017-005:**

Chair Gasiorowski opened the public hearing at 6:33 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; which included information regarding a previous CUP for this property. The business closed, has not operated since 2012 and the CUP is void. This is a new CUP application.

Chair Gasiorowski called upon Applicant Carol Stockton to present her application and testimony. Ms. Stockton explained her requested CUP use and answered questions from the Commission regarding Central District Health Department approval for food preparation, Americans with

Disabilities Act compliance, 2015 International Fire Code (IFC) compliance and adequate access for emergency vehicles.

Chair Gasiorowski called upon Jon Delvalle, Garden Valley Fire Chief, to clarify for the Commission those questions in regards to the 2015 IFC requirements for sprinklers and smoke detectors.

Chair Gasiorowski called upon the public that signed in to speak. One person gave testimony in support of the application; no one appeared to give neutral testimony; and no one appeared to give testimony in opposition of the application.

Chair Gasiorowski called upon the Applicant for rebuttal testimony. Ms. Stockton responded to further questions from the Commission regarding approval on electrical and plumbing work and a fire mitigation plan.

Chair Gasiorowski closed the public hearing at 7:23 p.m. and asked the Commission to deliberate the application before them for the Eagle Horizons Mountain Oasis. Commissioner Williams stated her concerns with current requirements on the existing building. Commissioner Ardinger stated her concerns regarding a fire plan. Chair Gasiorowski proposed two (2) additional site specific conditions: 1) a copy of approval of any electrical and plumbing work completed be sent to the P&Z Department, and 2) the Applicant shall utilize the secondary water tank located on the property for fire safety.

Commissioner Williams made a motion the Commission approve **CUP #2017-005 Eagle Horizons Mountain Oasis**, with the staff's recommended site specific conditions, all standard conditions of approval and the addition of the two proposed site specific conditions of 1) a copy of approval of any electrical and plumbing work completed be sent to the P&Z Department, and 2) the Applicant shall utilize the secondary water tank located on the property for fire safety; seconded by Commissioner Ardinger.

Roll call vote:            Commissioner Gasiorowski: Aye      Commissioner Ardinger: Aye  
                                 Commissioner Williams: Aye

All ayes, motion carried.

Chair Gasiorowski declared a ten (10) minute recess.

**Public Hearing: The Edge Resort at Garden Valley Conditional Use Permit #2017-003 AMD:**

Chair Gasiorowski stated that the amendments to be heard are for changes in the phases of the project and not to change the uses that were previously approved. The Applicant also requests that no further public hearings on the phases be required.

Chair Gasiorowski opened the public hearing at 7:50 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 regarding rephrasing and new additions to the approved site plan. Administrator Canody recommended that if the Commission requires no further public hearings, maximum numbers should be established for the particular uses that were approved. Chair Gasiorowski called upon Applicant Tim Fritzley to present his request and testimony. Mr. Fritzley had a PowerPoint presentation, made part of the record. Mr. Fritzley answered questions from

the Commission regarding permits and quantities on uses.

Chair Gasiorowski called upon the public that wished to speak. One person gave testimony in support of the application; one person gave neutral testimony on the application; and, no one gave testimony in opposition of the application.

Chair Gasiorowski called upon the Applicant for any rebuttal testimony; none was given. Chair Gasiorowski closed the public hearing at 7:52 p.m. and asked the Commission to deliberate the application before them to Amendment to the Phasing of The Edge Resort at Garden Valley. Commissioner Ardinger stated her concerns regarding the permits required from the involved agencies, continue to have public hearings and the signed site specific conditions stay in place. Chair Gasiorowski stated that the Commission shouldn't micro-manage the project. There needs to be a public hearing if there are major changes to the approved project. Commissioner Williams stated she felt the request to remove the phase hearings was reasonable. Administrator Canody referred to the original approved site specific conditions and stated that if the Commission were to not require further public hearings then the Commission should consider placing the maximum number on the uses as approved; i.e. number of cottages, number of RV spaces and number of glamping tents.

Commissioner Ardinger made a motion the Commission approve the Amendment to re-phase the uses as requested for CUP #2017-003 The Edge Resort at Garden Valley, based upon the original Findings of Fact and Conclusions for Phase 1, with Site Specific Conditions #1, #3 through #6 signed on February 16, 2017 remaining in place; and, the Commission require further public hearings for Phases 2-3 to determine site specific conditions for those phases, review required permits, and all standard conditions of approval as signed in the original Findings of Fact, Conclusions, Conditions and Order on February 16, 2017 stand; seconded by Commissioner Williams.

Roll call vote: Commissioner Gasiorowski: Aye Commissioner Ardinger: Aye  
Commissioner Williams: Aye

All ayes, motion carried.

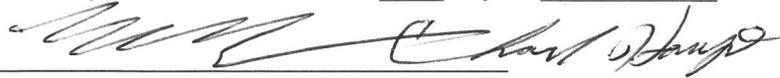
**General Discussion:**

**Board request for Annual Meeting:** Administrator Canody informed the Commission of the request by the Board of County Commissioners to have the annual meeting set on Tuesday, September 5, 2017 at 4:00 p.m. in Idaho City. The Commission agreed for that date but asked the meeting be later in the day. Administrator Canody stated she would inform the Board next week of the Commission's request.

Chair Gasiorowski continued this regular meeting until August 3, 2017 at 6:30 p.m. at the Garden Valley School-Multipurpose Room.

Recess at 8:50 p.m. until August 3, 2017.

Approved by the Commission this 15 day of MARCH, 2017.



Dan Gasiorowski, Chair

Attest:

  
Brenda Wood, P&Z Administrative Assistant