



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

October 17, 2019
Crouch Community Hall
329 Village Circle
Garden Valley, ID 83622

Present: Chair Nathan Greenway, Commissioner William Longden, Commissioner Blaine Smith, Commissioner James Houghtaling and were present.

Staff Present: P&Z Administrator Bret Caulder and P&Z Admin Assistant Malynda Turner-Danes, P&Z Admin Assistant Brenda Wood-Hanson and P&Z legal counsel.

Roll Call: Chair Greenway requested the roll call; four (4) of the five (5) P&Z Commission members were present. Commissioner Edith Williams was absent.

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.

Review Agenda, any amendments: No amendments were made.

Approve Minutes: Commissioner Longden made a motion to approve the 9/18/19 minutes as presented; seconded by Commissioner Smith. All Ayes. Motion carried.

Public Hearing: Conditional Use Permit #2019-005 Imagination Station Preschool:

Legal counsel sworn in the audience who are to testify and Chair Greenway read guidelines to everyone. Chair Greenway opened the public hearing at 6:35 p.m. Chair Greenway called upon applicant, Cara Larsen, for her presentation. Ms. Larsen answered questions from the Commission regarding how many workers and fire code requirement timeline.

Chair Greenway requested the staff's overview for the application from the Planning and Zoning Administrator Bret Caulder. Administrator Caulder proceeded with the visual PowerPoint on the application.

Five (5) people gave testimony in favor of the application, none (0) neutral of the application and two (2) that were opposed to the application.

The Applicant, Cara Larsen, addressed concerns regarding fencing around the house and traffic.

Chair Greenway closed the public hearing at 6:58 p.m.

Deliberation ensued. The Commission read each Finding with no changes. The Commission discussed the proposed site specific conditions with no changes.

Commissioner Smith made a motion to approve CUP #2019-005 with the proposed site specific conditions as presented by Staff; Commissioner Longden seconded.

Roll call vote:

Commissioner Longden:	Aye	Commissioner Houghtaling:	Aye
Commissioner Smith:	Aye	Commissioner Greenway:	Aye

All Ayes. Motion carried.

Break for a recess at 7:06 p.m.

Back on record at 7:13 p.m.

Public Hearing: Conditional Use Permit #2019-006 Jerusalem Landing:

Legal counsel sworn in the audience who are to testify and Chair Greenway read guidelines to everyone. Chair Greenway opened the public hearing at 7:15 p.m. Chair Greenway called upon applicant, Eric Faull, for his presentation handed out to the Commission and read verbatim.

Chair Greenway requested the staff's overview for the application from the Planning and Zoning Administrator Bret Caulder. Administrator Caulder proceeded with the visual PowerPoint on the application.

Two (2) people gave testimony in favor of the application, one (1) comment in favor read out loud, two (2) neutral of the application and three (3) that were opposed to the application.

The Applicant, Eric Faull, addressed concerns regarding fencing the boundary, dust abatement and traffic. The Applicant clarified the number of proposed fire pits.

Chair Greenway closed the public hearing at 8:07 p.m.

Deliberation ensued. The Commission read each Finding with no changes. The Commission discussed the proposed site specific conditions with no changes.

Commissioner Smith made a motion to approve CUP #2019-006 with the proposed site specific conditions as presented by Staff; Commissioner Houghtaling seconded.

Roll call vote:

Commissioner Longden:	Aye	Commissioner Houghtaling:	Aye
Commissioner Smith:	Aye	Commissioner Greenway:	Aye

All Ayes. Motion carried.

General Discussion

Set date to continue tabled CUP 2019-004: Chair Greenway set to schedule CUP 2019-004 to continue the public hearing but limited to additional evidence only on November 21, 2019.

Next regular meeting: The next regular meeting is scheduled for November 21, 2019 at 6:30 pm. in Garden Valley at the Crouch Community Hall. Call in Special Meeting to approve and sign the FCOs on October 23, 2019 at 9:00 am.

Adjourn: Having no further business on the agenda, Commissioner Longden made a motion to adjourn the meeting; seconded by Commissioner Smith. All ayes; motion carried.

Chair Greenway adjourned the regular meeting at 8:17 p.m.

Approved by the Commission this 21 day of November, 2019.



Nathan Greenway, Chair

Attest:



Brenda Wood-Hanson, P&Z Admin Assistant