



REGULAR MEETING OF THE BOISE COUNTY  
PLANNING & ZONING COMMISSION

Thursday December 17, 2020  
Boise County Court House  
419 Main Street  
Idaho City, ID 83631

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

**Staff Present:** P&Z staff member Malynda Turner and Steve Davis.

**Roll Call:** Chair Greenway requested the roll call; five (5) of the six (6) P&Z Commission members were present. Commissioner Houghtaling joined at 6:36 p.m. Commissioner Williams absent

**Establish a Quorum and call the meeting to order:** Chair Nathan Greenway declared a quorum was present and called the regular meeting to order at 6:34 p.m.

**Review Agenda, any amendments:** No amendments were made.

**Approve Minutes:** Commissioner Blaine Smith made a motion to approve the 11/19/20 regular meeting minutes; Seconded by Commissioner Longden. All ayes. Motion carried.

**Public Hearing: Planned Community #2021-001 Avimor:** Chair Nathan Greenway opened the public hearing at 6:35 p.m. Legal counsel explained procedures for conducting a public hearing. Chair Nathan Greenway read into the record a letter from Commissioner Williams detailing her comments, questions, and concerns. Chair Nathan Greenway called upon the applicant, Avimor for their presentation. Avimor answered questions from the Commission while presenting their presentation. Chair Nathan Greenway called upon P&Z Administrator Peggy Breski for the staff report. Administrator Breski proceeded with a summary of the staff report.


Public Testimony: 0 gave testimony in favor of application, 2 neutral of the application and 0 that were opposed to the application. Commissioner Smith made a motion to close the public hearing, Seconded by Commissioner Houghtaling. Public hearing closed at 8:01 p.m. Chair Nathan Greenway made a motion to go into executive session per I.C. 74-206(1)(f) to discuss legal liability concerns. Seconded by Commissioner Biggers. Commission entered into executive session at 8:02 p.m. Commission exited executive session at 8:12 p.m.

Deliberation ensued. All P&Z Commissioners agreed they needed more time to review the Proposed Ordinance Chair Nathan Greenway made a motion to table the discussion for the Avimor Planned Community application until the next regularly scheduled meeting, seconded by Commissioner Blaine Smith. Roll call vote; all ayes; motion carried.

**Next regular meeting:** The next regular meeting is scheduled for 6:30 p.m. January 21, 2021 in Garden Valley, ID at Garden Valley School Multi-purpose room.

**Adjourn:** Having no further business on the agenda, Commissioner Blaine Smith made the motion to adjourn; seconded by Commissioner William Longden. Chair Nathan Greenway adjourned the regular meeting at 8:47 p.m. on December 17<sup>th</sup> 2020.

Approved by the Commission this 21 day of January, 2021.

  
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Nathan Greenway, Chair

Attest:   
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Steve Davis, P&Z Admin Assistant