



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

Thursday, July 22, 2021
Horseshoe Bend Ladies Club Hall
121 W. Boise St
Horseshoe Bend, ID 83629

Present: Chair: Nathan Greenway, Commissioner Steve Moore and Commissioner William Longden.

Staff Present: Planning & Zoning Administrator Alex Gross, Arla Barnhill, P & Z Attorney Landon Brown, County Engineer Steven Yearsley, and County Surveyor Thomas Judge.

Roll Call: Chair Greenway requested the roll call; all three (3) P&Z Commission members were present.

Establish a Quorum and call the meeting to order:

Chair Greenway declared a quorum was present and called the regular meeting to order at 6:36 p.m.

Review Agenda: No Amendments were made.

Approve Minutes: Chair Greenway made a motion to accept and approve the minutes of the June 17, 2021 regular meeting, as written and presented; seconded by Commissioner Longden. All ayes, motion carried.

Public Hearing: Pioneer Estates SUBPP21-001: Chair Greenway opened the Public Hearing and reviewed the procedures for conducting the public hearing. Attorney Brown swore in all public wishing to give testimony. Chair Greenway called upon the applicant for the application presentation. Kerry Albright, Boise Survey Manager for Forsgren, and Sam Larrondo, Engineer for Forsgren, together as representatives for Drake Farms LLC, the applicant and developer of the Pioneer Estates Subdivision, made their presentation. Chair Greenway called upon the P & Z Administrator Alex Gross for the Staff report. Administrator Gross presented a PowerPoint summary of the application along with ten (10) recommended conditions to be recommended to the Board of County Commissioners for approval of the preliminary plat subdivision application. Public Testimony was received from six (6) individuals. Chair Greenway called upon the Applicant for rebuttal comments, which were presented to the Commission. After hearing all testimony, Chair Greenway closed the public hearing.

Deliberation ensued by the Commission. The Commission discussed several issues raised by the public during their testimony, and discussed how to condition approval in order to address such comments. After clarification on what those conditions should be, Chair Greenway made a motion to recommend to the Board of Commissioners that they approve the application for the Pioneer Estates Partial Plat Subdivision with the amended Conditions presented by the Planning and Zoning Staff; seconded by Commissioner Longden.

All ayes on a roll call vote, motion carried.

General Discussion

Next regular meeting: The next regular meeting will be held on September 16, 2021 at the Horseshoe Bend Ladies Club Hall, at 121 W. Boise St., Horseshoe Bend at 6:30 p.m.

Adjourn: Having no further business on the agenda, Commissioner Greenway moved to adjourn the meeting at 9:15 p.m.; seconded by Commissioner Longden. All ayes, motion carried.

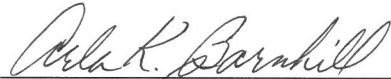
Chair Nathan Greenway adjourned the regular meeting at 9:15 p.m.

Approved by the Commission this 16 day of September, 2021.



Nathan Greenway, Chairman

Attest:



Arla K. Barnhill, P&Z Administrative Assistant