



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, June 1, 2017 6:30 P.M.**

**1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATIVE
BUILDING**

Commissioners Present: Richard Hall, Chairman
David Scheuerer, Vice Chairman
Shannon Carrell, Commissioner
Sandi Levi, Commissioner
Rod Garrett, Commissioner
Gary Duspiva, Commissioner

Staff Members Present: Director, Patricia Nilsson
Debbie Root, Planner
Kathy Frost, Recording Secretary

Chairman Richard Hall called the meeting to order at 6:30 p.m.

NEW BUSINESS

ITEM #1 JJ & T

CASE: CU-PH2017-19

Todd Lakey on behalf of JJ&T, LLC has made application for a long term (15 year) mineral extraction permit on parcel R34595011B, a 42.65 acre parcel. No crushing or batching is requested with this permit. The subject property is located at 17575 Hwy 20/26 and is further described as a portion of the NW quarter of 07-4N-3W, BM, Canyon County, Idaho.

MOTION: Commissioner Scheuerer moved to table Case CU-PH2017-19 to date certain July 6, 2017. Seconded by Commissioner Duspiva. Voice vote, motion carried.

ITEM #2 Jerry & Marta Loveland

CASE: PH2017-17

Planner Jennifer Almeida: Reviewed the staff report for the record. Jerry & Marta Loveland are requesting a Conditional Rezone of approximately 16.08 acres from an "A" (Agricultural) Zone to a "CR-RR" (Conditional Rezone- Rural Residential) zone. Also requested is a Development Agreement which would restrict the development of the property into two (2) residential parcels. The subject property, R34721-011 is located at 13087 Highway 44, Caldwell, ID in a portion of the NW ¼ of Section 11, T4N, R3W, BM, Canyon County, Idaho.

MOTION: Commissioner Garrett moved to table Case PH2017-17 to date certain June 15, 2017. Seconded by Commissioner Scheuerer. Voice vote, motion carried.

ITEM #3 Gary King Family

CASE: CU MOD PH2017-20

Gary King has made application to modify conditional use permit CU2004-28 (962050L07-4N-3W) to extend the mineral extraction period for 20 years. The subject properties including parcels R34589, R34588, R34595 and R34614010 are located at 17011 Hwy 20/26, Caldwell, ID and are further described as a portion of Section 7, Township 4N, Range 3W, BM, Canyon County, Idaho.

Planner Debbie Root: Reviewed the staff report for the record, including Late Exhibits #18 & #19.

Chairman Hall: Affirmed the witness to testify.

Testimony in Favor: Andrew King

Testimony in Neutral: None

Testimony in Opposition: None

Andrew King – 16989 Hwy 20-26 Caldwell Id – Applicant Representative – in favor

- Need more time to extract the mineral, we are half done.
- In agreement with the request to limit hours of operation, we live onsite and do not want the operation to run all night either.
- The memorandum of understanding, relates to phasing and keeping current with the reclamation plan, we are keeping current with the plan, we can operate 28 acres at a time.
- We try very hard to be good neighbors and follow the reclamation plan.
- Crushing occurs occasionally, not continuously. Usually the crushing is taking place on the lower ground, which mitigates noise. The crusher is brought onsite when needed, it is not stored onsite.
- Water is pumped into three ponds that are 100 square feet, those ponds dump into the drain ditch that flows through the middle of the property. There is some fluctuation in the ponds during irrigation season.
- The property is in the flood plain, however there has been no flooding. There is a raised railroad track that provides protection from flooding.
- Traditionally the hours of operation have been 6:00 am until the evening hours, they were no specific hours set.
- The Department of Lands has been out and they have approved the reclamation that has been done so far on the part of the project that is finished. The ground has been reseeded with grasses and other material that look native to the area and grow well.

MOTION: Commissioner Carrell moved to close public testimony on CASE: CU MOD PH2017-20, seconded by Commissioner Duspiva. Voice vote, motion carried.

MOTION: Commissioner Scheuerer moved to approve CASE: CU MOD PH2017-20, as well as the Findings of Fact and Conclusions of Law, and Conditions of Approval including condition #8 limiting hours of operation to Monday through Friday, 7:00 am to 7:00 pm and Saturday 7:00 am to 5:00 pm. Seconded by Commissioner Levi. Roll call vote, 6 in favor 0 in opposition, motion carried.

ITEM 4: APPROVAL OF MINUTES:

- a. May 18, 2017

MOTION: Commissioner Scheuerer moved to approve the minutes of May 18, 2017 as presented, seconded by Commissioner Carrell. Voice vote motion carried.

ITEM #5 PLANNER & COMMISSION COMMENTS:

Director Nilsson:

- The Zoning Ordinance will be tabled to July 6, 2017, and will be slightly modified. Discussed the goal of the ordinance and suggested a separate work shop to discuss minimum lot size and density for future ordinance amendments. There will be more ordinance amendments coming

up this year. A work session ahead of Planning & Zoning meetings on ordinance amendments might be helpful.

- We are monitoring the flooding between multiple agencies, there will be a meeting later in the summer to determine damage and repairs that will be needed.
- There has not been a new P&Z Commissioner appointed yet.

ITEM #6 ADJOURNMENT: 7:30 pm

MOTION: Commissioner Scheuerer moved to adjourn, seconded by Commissioner Levi. Voice vote motion carried.

Signed this 15th day of June, 2017

Richard Hall, Chairman

ATTEST:

Kathy Frost, Recording Secretary