



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, July 20, 2017 6:30 P.M.**

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

Commissioners Present: David Scheuerer, Vice Chairman
Sandi Levi, Secretary
Shannon Carrell, Commissioner
Gary Duspiva, Commissioner
Rod Garrett, Commissioner
Rick Fried, Commissioner

Staff Members Present: Director, Patricia Nilsson
Debbie Root, Planner
Dan Lister, Planner
Jennifer Almeida, Planner
Frost, Recording Secretary

Vice Chairman, David Scheuerer, called the meeting to order at 6:30 p.m.

OLD BUSINESS

ITEM #1 Maverick Towers - Jensen Revised Findings of Facts **CASE: CU-PH2017-26**
Maverick Towers on behalf of Beth Jensen has requested a conditional use permit for a 110 foot monopole multi-carrier communications tower within a fenced 60x60 leased area to be located at 22387 Blessinger Road, Star, ID on tax parcel R33877010.

MOTION: Commissioner Garrett moved to accept the revised Findings of Facts and Conclusions of Law and Order and deny Case CU-PH2017-26. Seconded by Commissioner Duspiva. Roll call vote, motion carried.

NEW BUSINESS

ITEM #2 Maverick Towers - Krajnik **CASE:CU-PH2017-33**
Maverick Towers on behalf of Ben and Brandi Krajnik has requested a conditional use permit for a 110 foot monopole multi-carrier communications tower within a fenced 60x60 leased area to be located at 4928 E. Amity, Nampa, ID on tax parcel R30663.

Commissioner Levi is recused.

Planner Debbie Root: Reviewed the staff report for the record, including Late Exhibits.

Vice Chairman Scheuerer: Affirmed the witness to testify.

Testimony in Favor:

Nadine Bostwick – 6009 N Silver Maple Meridian ID 83646 –Applicant, in favor

- Ms. Bostwick presented the facts of the case and stood for questions.

Testimony in Neutral: None

Testimony in Opposition: None

MOTION: Commissioner Duspiva moved to close public testimony on Case: CU-PH2017-33, seconded by Commissioner Carrell. Voice vote, motion carried.

MOTION: Commissioner Carrell move to approve Case CU-PH2017-33 as well as the Findings of Fact, Conclusions of Law and Conditions of Approval. Seconded by Commissioner Duspiva. Roll call vote, motion carried.

ITEM # 3 Maverick Towers – Drown

CASE: CU-PH2017-32

Maverick Towers on behalf of Edward Drown has requested a conditional use permit for a 110 foot monopole multi-carrier communications tower within a fenced 60'x60' leased area to be located at 8807 Hwy 20/26, Nampa, ID on tax parcel R34253011.

Planner Debbie Root: Reviewed the staff report for the record, including Late Exhibits.

Vice Chairman Scheuerer: Affirmed the witness to testify.

Testimony in Favor:

Nadine Bostwick – 6009 N Silver Maple Meridian ID 83646 –Applicant, in favor

- Ms. Bostwick presented the facts of the case and stood for questions.

Testimony in Neutral: None

Testimony in Opposition: None

MOTION: Commissioner Garrett moved to close public testimony on Case: CU-PH2017-32, seconded by Commissioner Duspiva. Voice vote, motion carried.

MOTION: Commissioner Carrell move to approve Case CU-PH2017-32 as well as the Findings of Fact, Conclusions of Law and Conditions of Approval. Seconded by Commissioner Levi. Roll call vote, motion carried.

ITEM #4 FM Idaho Company

CASE: PH2017-34

The applicant, FM Idaho Co., is requesting a Conditional Use Permit to allow the installation and operation of an unmanned telecommunications facility which includes a 600 foot guyed tower. The vacant property (access adjacent to 6145 Edna Lane, Middleton) is known as tax parcel R37361 and is located in a portion of the SW quarter of Section 3, Township 5N, Range 2W, BM, Canyon County, Idaho

Planner Dan Lister: Reviewed the staff report for the record, including Late Exhibits.

Vice Chairman Scheuerer: Affirmed the witness to testify.

Testimony in Favor:

Tim McFadden – PO Box 33 Rescue, CA 95672 –Applicant, in favor

- Mr. McFadden presented the facts of the case and stood for questions.

Testimony in Neutral: None

Testimony in Opposition: None

MOTION: Commissioner Levi moved to close public testimony on CASE: PH2017-34, seconded by Commissioner Carrell. Voice vote, motion carried.

MOTION: Commissioner Garrett moved to approve Case PH2017-34 as well as the Findings of Fact, Conclusions of Law and Conditions of Approval. Seconded by Commissioner Fried. Roll call vote, motion carried.

ITEM #5 Willis Subdivision

CASE: PH2017-24

A request by Barry Butler for approval of a **Preliminary Plat and Final Plat** for **Willis Subdivision**. The development consists of one (1) residential lot and is located in a “CR- RR” (Conditional Rezone – Rural Residential) zone. The subject property is located at 18814 Locust Lane, Caldwell, Idaho, in a portion of the SW ¼ of Section 1, T2N, R4W, BM, Canyon County, Idaho.

Planner Jennifer Almeida: Reviewed the staff report for the record.

Vice Chairman Scheuerer: Affirmed the witness to testify.

Testimony in Favor:

Pat Tealey – 12594 Explorer Boise, ID 83713 –Applicant Representative, in favor

- Mr. Tealey presented the facts of the case and stood for questions.

Testimony in Neutral: None

Testimony in Opposition: None

MOTION: Commissioner Carrell moved to close public testimony on CASE: PH2017-24, seconded by Commissioner Duspiva. Voice vote, motion carried.

MOTION: Commissioner Levi moved to recommend approval of Case PH2017-24 to the Board of County Commissioners, as well as the Findings of Fact, Conclusions of Law and Conditions of Approval. Seconded by Commissioner Carrell. Roll call vote, motion carried.

ITEM #6 Scott Reece

CASE: PH2017-25

Scott Reece is requesting a **Rezone** of approximately 4.54 acres from an “A” (Agricultural) zone to an “R-R” (Rural Residential) zone. The subject property, parcel no. R30124011B0 (Lot 1 Block 2 of Grants Acres Estates), is located on the west side of Pump Road Nampa, Idaho, approximately 700 ft. north of the intersection of Santa Rita Dr., and Pump Rd. in the NE ¼ of Section 15, T2N, R3W, BM, Canyon County, Idaho.

Planner Jennifer Almeida: Reviewed the staff report for the record.

Vice Chairman Scheuerer: Affirmed the witness to testify.

Testimony in Favor:

Scott Reece – 5010 Torrington place Nampa, ID 83686 –Applicant, in favor

- Mr. Reece presented the facts of the case and stood for questions.

Testimony in Neutral: None

Testimony in Opposition:

Lori Todd – 13877 Santa Rita Dr. Nampa, ID 83686 –in opposition

- Ms. Todd is concerned about the condition of the property, during construction, there have been RV's onsite with people living in them for a short period of time. There is a temporary power pole and portable restrooms onsite. The RV's are still onsite, however no one is currently living in them.

Rebuttal: Scott Reece – 5010 Torrington place Nampa, ID 83686 –Applicant, in favor

- Mr. Reece was not aware it was against the ordinance for someone to live in the RV without a permit, however there is no one living there now, the people were there for four days until their rental was ready to move into.
- Power pole and temporary restrooms will remain onsite throughout construction. There will also be an RV onsite to be used as an office during construction and we will possibly live in an RV during construction, and will make sure we are in compliance with the ordinance.

MOTION: Commissioner Duspiva moved to close public testimony on CASE: PH2017-25, seconded by Commissioner Garrett. Voice vote, motion carried.

MOTION: Commissioner Garrett moved to recommend approval of Case PH2017-25 to the Board of County Commissioners, as well as the Findings of Fact, Conclusions of Law and Conditions of Approval. Seconded by Commissioner Fried. Roll call vote, motion carried.

ITEM #7 Scott Reece

CASE: PH2017-25

Scott Reece is requesting a **Rezone** of approximately 4.54 acres from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. The subject property, parcel no. R30124011A1 (Lot 2 Block 1 of Grants Acres Estates), is located at 9641 Pump Rd., Nampa, ID, in the NE ¼ of Section 15, T2N, R3W, BM, Canyon County, Idaho.

Planner Jennifer Almeida: Reviewed the staff report for the record.

Vice Chairman Scheuerer: Affirmed the witnesses to testify.

Testimony in Favor:

Scott Reece – 5010 Torrington place Nampa, ID 83686 –Applicant, in favor

- There will be two homes on this parcel built for his children, they will live in Mr. Reece's home during construction, there will not be anyone living in an RV during construction.

Testimony in Neutral: None

Testimony in Opposition:

Lori Todd – 13877 Santa Rita Dr. Nampa, ID 83686 –in opposition

- Ms. Todd has the same concerns for this project as the previous case.

Rebuttal: Scott Reece – 5010 Torrington place Nampa, ID 83686 –Applicant, in favor

- Power pole and temporary restrooms will remain onsite throughout construction.

MOTION: Commissioner Duspiva moved to close public testimony on CASE: PH2017-39, seconded by Commissioner Garrett. Voice vote, motion carried.

MOTION: Commissioner Levi moved to recommend approval of Case PH2017-39 to the Board of County Commissioners, as well as the Findings of Fact, Conclusions of Law and Conditions of Approval. Seconded by Commissioner Duspiva. Roll call vote, motion carried.

ITEM 8: APPROVAL OF MINUTES:

a. July 6, 2017

MOTION: Commissioner Carrell moved to approve the minutes of July 6, 2017 as presented, seconded by Commissioner Duspiva. Voice vote motion carried.

ITEM #9 PLANNER & COMMISSION COMMENTS:

Director Nilsson updated the Commission on recent actions by the Board.

ITEM #10 ADJOURNMENT: 9:15 pm

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

Signed this 3rd day of August, 2017

David Scheuerer, Vice Chairman

ATTEST:

Kathy Frost, Recording Secretary