



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, February 1, 2018 6:30 P.M.**

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

Commissioners Present: Richard Hall, Chairman
Rob Sturgill, Vice Chairman
John Carpenter, Commissioner
Rick Fried, Commissioner
Rod Garrett, Commissioner

Staff Members Present: Patricia Nilsson, Director
Jennifer Almeida, Planner
Debbie Root, Planner
Kyle McCormick, Planner
Kathy Frost, Recording Secretary

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

Vice Chairman Rob Sturgill proceeded to the business items on the Agenda.

OLD BUSINESS:

ITEM #1 Richard Dunning **CASE:RZ-PH2017-68**

Richard Dunning has requested to rezone parcel R33843, approx. 3.96 acres from "RR" (Rural Residential) to an "R1" (Single Family Residential) zone for the purpose of creating three (3) residential lots on the acreage. This property contains greater than 10% slope. The subject property is located at 8571 Latimore Drive, Middleton, Idaho and is further described as being a portion of the northwest quarter of Section 03, Township 4N, Range 2W, BM, Canyon County.

MOTION: Commissioner Garrett moved to table Case RZ-PH2017-68 to date certain 2/15/2018. Seconded by Commissioner Fried, voice vote motion carried.

ITEM # 2 MS & MB Farms LLC (Blue Barn Produce) **CASE: PH2017-42 & 43**

MS & MB Farms LLC (Blue Barn Produce) is requesting a Comprehensive Plan Map Change to change the Future Land Use Designation of parcel no. R34600, approximately 7 acres, from "Agriculture" to "Commercial". Also requested is a Rezone of the same parcel, parcel no. R34600, approximately 7 acres from an "A" (Agricultural) zone to a "C-2" (Service Commercial) Zone. The subject property is located at 16356 Hwy 20 26, Caldwell, ID, in the SE ¼ of Section 08, T4N, R3W, BM.

Planner Kyle McCormick, reviewed the staff report for the record, including late exhibits #20 & 21.

Chairman Richard Hall, affirmed the witnesses to testify and entered late exhibits into the record.

Testimony in favor:

Bobbi Bicandi – 23955 Wagner Rd Caldwell ID - Applicant in favor

- Own the property and are bringing this case to the Commission to be in compliance with the County ordinances. We had planned to expand the business but the road improvements that would be required are very costly, as a result we will maintain the current capacity.
- There have been no accidents at the approach of the business in the years we have been operating, and we are proactive in maintaining a safe approach, including paving the parking lot.

Tina Wilson – PO Box 41, Wilder ID – in favor

- With the Western Alliance for Economic Development.
- This is a generational family business.
- This business has a positive economically impact on the community.

Testimony in neutral: none

Testimony in opposition: none

MOTION: Commissioner Sturgill moved to close public testimony on Case PH2017-42 & 43. Seconded by Commissioner Carpenter, voice vote motion carried.

MOTION: Commissioner Garrett moved to recommend approval to the Board of County Commissioners on Case #PH2017-42, including the Findings of Fact, & Conclusions of Law. Seconded by Commissioner Sturgill. Roll Call vote, motion carried with 5 in favor and 0 opposed.

MOTION: Commissioner Garrett moved to recommend approval to the Board of County Commissioners on Case #PH2017-43, the Conditional Rezone and Development Agreement including the Findings of Fact, Conclusions of Law and Order and Conditions of Approval. Seconded by Commissioner Fried. Roll Call vote, motion carried with 5 in favor and 0 opposed.

ITEM #3 Audrey Bath

CASE: CU-PH2017-71

Audrey Bath is requesting a conditional use permit for a private kennel housing a maximum of 16 dogs on parcel R29992011 (0.99 acres). The proposed location is 15283 Lake Shore Drive, Caldwell, Idaho.

Planner Debbie Root, reviewed the staff report for the record including late exhibit 21 & 22.

Chairman Richard Hall, affirmed the witnesses to testify and entered the late exhibit into the record.

Testimony in favor:

Audrey Bath – 15283 Lake Shore Drive Caldwell – Applicant in favor

- The dogs were with me when I moved in to my house, they are all elderly and disabled, rescue dogs. They are just living out their lives and they all belong to me. I will not be replacing the dogs as they pass away. Have been rescuing dogs for 30 years.
- The property is completely fenced in and the dogs have never escaped. They do bark occasionally, but it has not been a problem with the neighbors everyone in the area has multiple dogs. They are usually quiet unless there is a commotion going on, outside the fence.

Testimony in neutral: none
Testimony in opposition: none

MOTION: Commissioner Fried moved to close public testimony on Case CU-PH2017-71. Seconded by Commissioner Garrett. Voice vote, motion carried.

MOTION: Commissioner Fried moved to approve Case CU-PH2017-71, including the Findings of Fact, Conclusions of Law and Conditions of Approval as written. Seconded by Commissioner Sturgill. Roll Call vote, motion carried with 5 in favor 0 opposed.

NEW BUSINESS

ITEM #4 Corp. of the Presiding Bishop LDS Church **CASE#PH2017-78**

Corp. of the Presiding Bishop LDS Church is requesting a modification of a previously approved Conditional Use Permit (Case No. CU2002-41) to expand the existing parking lot located on the west side of the subject property. The subject property, R34356011 is located at 18463 Northside Blvd., Nampa, Idaho, in a portion of the SE ¼ of Section 33, R4N, R2W, BM, Canyon County, Idaho.

Planner Jennifer Almeida, reviewed the staff report for the record.

Chairman Richard Hall, affirmed the witnesses to testify.

Testimony in favor:

Greg Ulmer – 1506 Secretariat Way Nampa ID – applicant representative in favor

- Additional parking is needed due to the growth in the area. The person who originally donated the property to the church has agreed to sell another portion in order to increase parking, this will reduce the need for people to park across the street or on the street, making it a safer option.

Testimony in neutral: none
Testimony in opposition: none

MOTION: Commissioner Sturgill moved to close public testimony on Case PH2017-78, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Carpenter moved to approve Case PH2017-78, including the Findings of Fact and Conclusions of Law, and Conditions of Approval. Seconded by Commissioner Fried. Roll call vote, 5 in favor 0 opposed. Motion carried.

ITEM #5 APPROVAL OF MINUTES:

- a. January 18, 2018

MOTION: Commissioner Sturgill moved to approve the Minutes of January 18, 2018 as written, seconded by Commissioner Carpenter. Voice vote motion carried.

ITEM #6 PLANNER and COMMISSION COMMENTS:

- Discussed adding a work session to the agenda on February 15, 2018.
- Update on BOCC actions and the progress on the Resolution regarding P&Z Commissioner fees.

ITEM #7 ADJOURNMENT: 7:55 pm

MOTION: Commissioner Carpenter moved to adjourn, seconded by Commissioner Garrett. Voice vote Motion carried.

Signed this 15th day of February, 2018

Chairman Richard Hall

ATTEST:

Kathy Frost, Recording Secretary