



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, April 19, 2018 6:30 P.M.**

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

Commissioners Present: Richard Hall, Chairman
Sandi Levi, Secretary
Rick Fried, Commissioner
Rod Garrett, Commissioner
Patrick Williamson, Commissioner
John Carpenter, Commissioner

Staff Members Present: Dan Lister, Planner
Kathy Frost, Recording Secretary

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

Commissioner Levi proceeded to the business items on the Agenda.

NEW BUSINESS:

ITEM #1 Joe Rodriguez

CASE: PH2018-5

Joe Rodriguez is requesting a **Rezoning** of approximately 9.00 acres from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. The subject property, parcel R32703010 is located approximately 681 ft. east of Farmway Rd., at the end of the cul-de-sac for Buckaroo Circle, in a portion of the SW ¼ of Section 9, T3N, R3W, BM, Canyon County, Idaho.

MOTION: Commissioner Garrett moved to table Case PH2018-5 to date certain May 3, 2018. Seconded by Commissioner Williamson. Voice vote, motion carried.

ITEM #2 Don Ricker

CASE: PH2018 -20

The applicant, Don Ricker, is requesting a rezoning of approximately 2.41 acres from an "A" (Agricultural) Zoning District to an "R-1" (Single Family Residential, 1 acre average minimum lot size) Zoning District in order to subdivide the subject parcel, R330033010F. The subject property is vacant and located adjacent to Lakeview Subdivision, also known as the NW Quarter of Section 26, Township 3N, Range 2W, BM, Canyon County, Idaho.

Planner Dan Lister, reviewed the staff report for the record, including late exhibits 6, 7, 8, 9.

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

Testimony in favor:

Don Ricker – 453 War Eagle Way Nampa ID 83686 – Applicant representative in favor

- Responding to the concerns of Mr. Harvey, this rezone will not affect the zoning of his property or his ability to have livestock.
- When we purchased the property from Kevin Bailey, he informed us that the well was shared. We will work on an agreement with Mr. Harvey to continue to share the well. If this is not suitable after testing, other arrangements will have to be made. Not sure who's property the well is on.
- We will work with our neighbor to make sure everyone is in agreement.

Testimony in neutral:

Kim Harvey – 13396 Lakeside Village Nampa 83686 – in neutral

- Concerned about my ability to have livestock. Another concern is the shared well, we would prefer to not share a well. We use the well to irrigate and operate a geothermal heating system for our home as well as normal household use. There is nothing in the documents relating to the sale of our home that mentioned a shared well, and we were not aware it was considered a shared well.

MOTION: Commissioner Williamson moved to close public testimony on Case PH2018-20 Seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Garrett moved to approve Case #PH2018-20 and adopt the recommended Findings of Fact, Conclusions of Law and Order as written and forward our recommendations to the Board of County Commissioners for consideration. Seconded by Commissioner Fried. Roll call vote, 6 in favor 0 opposed.

ITEM #3 Vallivue School District

CASE: PH2018-16

The applicant, Vallivue School District, is requesting a Conditional Use Permit to allow the installation and operation of an unmanned telecommunications co-location facility which includes a 100 foot lattice tower. The property is located at 16412 S 10th Avenue, Caldwell (Parcel R32718), also known as the portion of the SW quarter of Section 10, Township 3N, Range 3W, BM, Canyon County, Idaho.

Planner Dan Lister, reviewed the staff report for the record, including late exhibits 6 & 7.

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

Testimony in favor:

Nate Bordelid – Applicant representative – 10350 W Emerald St Boise 83704

- The proposed tower is an upgrade to the current tower for the Vallivue School District, this is needed to improve services and increase capacity needed for students and staff. Other communications providers can locate on this tower.

Wayne Cornell – in favor – 16156 Horizon Dr. Caldwell 83607

- In support of this project, as a neighbor to the school, I am hoping this will lead to better cell service, which is desperately needed in the area.

Testimony in neutral: none

Testimony in opposition: none

MOTION: Commissioner Fried moved to close public testimony on Case PH2018-16, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Carpenter moved to approve Case PH2018-16, including the Findings of Fact, Conclusions of Law, Conditions of Approval and Order, amending Item #2 to include removal of the current tower within 90 days of the completion of this new tower. Seconded by Commissioner Fried. Roll call vote 6 in favor 0 opposed.

ITEM #4 Maverick Towers

CASE: PH2017-77

The applicant, Maverick Towers, is requesting a Conditional Use Permit to allow the installation and operation of an unmanned telecommunications co-location facility which includes a 110 foot monopole tower. The property is located at 4309 Happy Valley Road, Nampa (Parcel R29514), also known as the portion of the NE quarter of Section 12, Township 2N, Range 2W, BM, Canyon County, Idaho.

Commissioner Levi is recused

Planner Dan Lister, reviewed the staff report for the record, including late exhibit #6.

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

Testimony in favor:

Nadine Bostwick – 10492 W Cory St Boise 83704 - Applicant representative in favor

- The proposed site is zoned Agricultural and this is an allowed use according to code. There is no opposition from neighbors. The tower will accommodate up to four carriers, eliminating the need for additional towers in the immediate area. Cell service in the area is near capacity currently, creating a need for another tower.

Testimony in neutral: none

Testimony in opposition: none

MOTION: Commissioner Williamson moved to close public testimony on Case PH2017-77, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Fried moved to approve Case PH2017-77, including the Findings of Fact, Conclusions of Law, Conditions of Approval and Order. Seconded by Commissioner Williamson. Roll call vote, motion carried 5 in favor, 0 opposed.

ITEM #5 Maverick Towers

CASE: PH2018-17

The applicant, Maverick Towers, is requesting a Conditional Use Permit to allow the installation and operation of an unmanned telecommunications co-location facility which includes a 110 foot monopole tower. The property is located at 22245 Can Ada Road, Star (Parcel R34007), also known as the portion of the SE quarter of Section 12, Township 4N, Range 2W, BM, Canyon County, Idaho.

MOTION: Commissioner Garrett moved to table Case PH2018-17 to date certain May 3, 2018. Seconded by Commissioner Williamson. Voice vote, motion carried.

ITEM #6 APPROVAL OF MINUTES:

a. April 5, 2018

MOTION: Commissioner Fried moved to approve the Minutes of April 5, 2018 as amended, seconded by Commissioner Carpenter. Voice vote motion carried.

ITEM #7 COMMISSIONER, DIRECTOR, and PLANNER COMMENTS: Planner Dan Lister, updated the Commission on required information from Cell Towers for future Tower applications.

ITEM # 8 ADJOURNMENT: 8:30 PM

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

Signed this 3rd day of May, 2018

Chairman Richard Hall

ATTEST:

Kathy Frost, Recording Secretary