



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, April 18, 2019
6:30 P.M.**

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

Commissioners Present: Richard Hall, Chairman
Rob Sturgill, Vice Chairman
Rick Fried, Commissioner
John Carpenter, Commissioner
Patrick Williamson, Commissioner

Staff Members Present: Patricia Nilsson, Director
Debbie Root, Planner
Jennifer Almeida, Planner
Dan Lister, 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 – ACTION ITEMS

Superior Signs Case: RZ2019-0002

MOTION: Commissioner Williamson moved to table Case RZ2019-0002 to date certain July 18, 2019. Seconded by Commissioner Carpenter. Voice vote motion carried.

Baas Group Case: RZ2018-0040

Nate Mitchell representing Baas Group LLC, is requesting a rezone of parcels R34542 and R34535 from "A" (Agricultural) to "C-2" (Service Commercial) zone. The vacant properties, total of 20.85 acres, are located off of Old Highway 30, Caldwell; and described as a portion of Section 4, Township 4N, Range 3W, BM, Canyon County, Idaho.

Planner Dan Lister, reviewed the staff report for the record

Chairman Richard Hall, affirmed the witness to testify

Testimony:

Nathan Mitchell - Applicant Representative in favor – 10305 Floating Feather Star ID 83669

- Mr. Mitchell reviewed the staff report regarding the items that he disagrees with, clarifying uses allowed in the C-2 zone, and commercial services currently in the area. The applicants wish to rezone to a C-2 zone rather than a C-1 zone, in order to avoid having to come before the Commission again to obtain a Conditional Use Permit. Currently they are considering storage

facilities, however they do not want to limit the use to that, in the event that proposal does not happen. Mr. Mitchell disagrees that the proposed use is not compatible with the Comprehensive Plan and feels that traffic issues and negative impacts on neighbors will be mitigated by zoning regulations and Highway District conditions.

MOTION: Commissioner Williamson moved to close public testimony on case RZ2018-0040, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Sturgill moved to recommend denial on Case RZ2018-0040, based upon the Findings of Fact, Conclusions of Law and Order, forwarding the recommendation to the Board of County Commissioners, seconded by Commissioner Fried. Roll call vote, 5 in favor 0 opposed. Motion carried.

Juniper Ranch Case: CU2018-0022

Stan and Jeanie Meholchick are requesting a conditional use permit to operate a special events facility on ten (10) acre parcel currently referred to as Juniper Ranch. Juniper Ranch, parcel R34083, is located at 21500 Wells Road, Caldwell, ID. The subject property is located in the Middleton area of city impact and is located within an AE flood hazard zone in the Boise River flood hazard area.

Planner Debbie Root, reviewed the staff report for the record. Late exhibit 18, 19, 20

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

Testimony:

Jeanie Meholchick - Applicant in favor – 21500 Wells Rd Caldwell ID 83605

- Mrs. Meholchick relayed a story about her husband who is a disabled veteran, explaining the motivation to create a facility of this type to service veterans, and give them a place to enjoy fishing, picnics and other events that will enhance their lives. There are two large events per year, and some smaller events as well. There are many volunteers that assist with operations on the facility. Veterans are their passion and the reason they do what they do, weddings are held to create revenue needed to conduct veteran events that are free to the attendees. This is a sanctuary for veterans.

Tom Ressler - in favor -2886 W Elk Stream St Meridian ID 83646

- Mr. Ressler is a retired Chief Master Sargent, now the director of the Office of Veteran's Advocacy for the State Idaho, he works on the ranch as a volunteer. This an important program for veterans and gets better every year, and the property is always being improved. Active duty military personnel attend events to assist and share time with the veterans, sometimes forming lifelong connections. Emergency vehicles have responded within 5-7 minutes. This is a great respite for traumatized veterans.

MOTION: Commissioner Carpenter moved to close public testimony on case CU2018-0022, seconded by Commissioner Fried. Voice vote motion carried.

MOTION: Commissioner Carpenter moved to approve case CU2018-0022, including the Findings of Fact, Conclusions of Law and Order, and Conditions of Approval as modified, seconded by Commissioner Sturgill. Roll call vote, 5 in favor 0 opposed. Motion carried.

NEW BUSINESS – ACTION ITEMS

THREE FORKS ESTATES SUBDIVISION CASE SD2018-0021

MOTION: Commissioner Williamson moved to table Case SD2018-0021 to date certain May 16, 2019. Seconded by Commissioner Carpenter. Voice vote motion carried.

JO Properties LLC Case: RZ2018-0039 & OR2018-0010

JO Properties, LLC is requesting a **Comprehensive Plan Map Amendment** to change the designation of parcel no. R34010 from “Agriculture” to “Residential” and “Agriculture” to “Commercial” Also requested is a **Rezone** of approximately four (4) acres from “A” (Agricultural) to “R-R” (Rural Residential) and approximately 10.14 acres from an “A” (Agricultural) zone to a “C-1” (Neighborhood Commercial) zone. The subject property, parcel no. R34010 is located at the southwest corner of the intersection of Hwy 44 and Bent Ln. Middleton, Idaho, in a portion of the SE ¼ of Section 12, T4N, R2W, BM, Canyon County, Idaho.

Planner Jennifer Almeida, reviewed the staff report for the record

Chairman Richard Hall, affirmed the witness to testify

Testimony:

Alan Mills - Applicant representative in favor - PO Box 206 Middleton ID 83644

- Mr. Mills concurs with the staff report, clarifying that the property is in the Middleton area of impact. Idaho Power owns adjacent property and is planning to build a substation. Access will be on the south end for the residential portion of the property. There will be a right of way preserved for future Canyon Highway District needs.

MOTION: Commissioner Carpenter moved to close public testimony on case RZ2018-0039 & OR2018-0010, seconded by Commissioner Williamson. Voice vote motion carried.

MOTION: Commissioner Carpenter moved to recommend approval on Case OR2018-0010, including the Findings of Fact, Conclusions of Law and Order, and forward the recommendation to the Board of County Commissioners seconded by Commissioner Fried. Roll call vote, 5 in favor 0 opposed, motion carried.

MOTION: Commissioner Carpenter moved to recommend approval on Case RZ2018-0039, including the Findings of Fact, Conclusions of Law and Order, and forward the recommendation to the Board of County Commissioners seconded by Commissioner Williamson. Roll call vote, 5 in favor 0 opposed, motion carried.

Kachupa Ridge Estates Case: SD2018-0005

A request by Jay Walker for approval of a Preliminary Plat, Irrigation, & Drainage Plan for Kachupa Ridge Subdivision. The development consists of six (6) residential lots and is located in an “R-R” (Rural Residential) zone. The subject property is located on the north side of Purple Sage Road, at the northeast corner of the intersection of Kenridge Rd. and Purple Sage Road, in a portion of the SE ¼ of Section 26, T5N, R3W, BM, Canyon County, Idaho.

Planner Jennifer Almeida, reviewed the staff report for the record, including late exhibits 9 & 10

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

Testimony:

Jay Walker - Applicant representative in favor - 249 E State St Eagle ID 83616

- Mr. Walker reviewed the project, including irrigation and drainage plan and preliminary plat. Explained how the subdivision was named. The Irrigation plan was recommended by Black Canyon Irrigation district. The Highway district has approved the access and there will be a dedicated right of way. There has been extensive clean up on the property. Some infrastructure has been done the remaining will be completed with development.

Rhiannon Blum – opposed – 13190 Purple Sage Rd Caldwell ID 83607

- Ms. Blum lives east of the proposed subdivision and would like to know if there will be an easement on the drain ditch so that it can be maintained.

Rebuttal:

Jay Walker - Applicant representative in favor - 249 E State St Eagle ID 83616

- The homes will be built on the ridge and there will be the potential for fencing, however there will be access available for maintenance on the ditch.

MOTION: Commissioner Carpenter moved to close public testimony on case SD2018-0005, seconded by Commissioner Williamson. Voice vote motion carried.

MOTION: Commissioner Carpenter moved to recommend approval of Case SD2018-0005, including the Findings of Fact, Conclusions of Law and Order, and forward the recommendation to the Board of County Commissioners, amending item 11 to state, that the applicant shall submit a wastewater management plan and irrigation water management plan and irrigation water management plan prior to the Board of County Commissioners signature on the final plat. Seconded by Commissioner Sturgill. Roll call vote, 5 in favor 0 opposed, motion carried.

Obendorf Onion Processing Case CU2019-0005

Obendorf Farms is proposing to construct an onion processing facility on Fargo Road to include office space, basic production operations, packing and cold storage of onions. Packing operations will operate weekdays 8 a.m. to 8 p.m. from August to April with truck traffic expected to be 6 trucks per day. Initially there will be 15 employees with an expected increase to 30 employees at full build out. The applicant is proposing to utilize an existing domestic well for the facility. Currently the site plan calls for a 150 foot x 300 foot processing facility and an agricultural storage facility 150 foot x 270 foot on the site. The applicant is anticipating expansion including three additional storage buildings to be located west of the processing facility. The subject property, parcel R36678, containing approximately 80 acres is located at 23295 Fargo Road, Parma, ID and is further described as a portion of the SE quarter of 04-4N-5W, BM, Canyon County, Idaho.

Commissioner Carpenter is recused

Planner Debbie Root, reviewed the staff report for the record

Chairman Richard Hall, affirmed the witness to testify

Testimony:

Patrick Colwell – Applicant representative in favor - 332 Broadmore Way Nampa ID

- This project will allow storing, packing, and shipping of onions. There will be a small office space. Water, septic and drain field facilities have been permitted, installed and approved by Southwest District Health. Access and site plans have been approved by Golden Gate Highway district. This use is consistent with Comprehensive Plan. Mr. Colwell agrees with all conditions of approval. There will be 6 truckloads going out of the site. There will be ten wheeler trucks coming onto the site.

MOTION: Commissioner Sturgill moved to close public testimony on case CU2019-0005, seconded by Commissioner Williamson. Voice vote motion carried.

MOTION: Commissioner Williamson moved to approve Case CU2019-0005, including the Findings of Fact, Conclusions of Law and Conditions of Approval, seconded by Commissioner Fried. Roll call vote, 4 in favor 0 opposed, motion carried.

Mike Dudley Case RZ2019-0005

Mike and Sherry Dudley are requesting to rezone six acres, parcel R33707010, from “RR” (Rural Residential) to “R1” (Single Family Residential) for the purpose of completing the proposed Noah’s Landing Subdivision development. The road, power and pressurized irrigation systems are installed for a six residential lot development. The subject property is located adjacent to 26530 Noah’s Landing Circle, Wilder and is further described as a portion of 03-3N-5W-NW, BM, Canyon County, Idaho.

Planner Debbie Root, reviewed the staff report for the record

Chairman Richard Hall, affirmed the witness to testify

Testimony:

Mike Dudley - Applicant in favor – 18497 Midland Blvd Nampa ID 83687

- The development was started, but not completed because the previous owner went bankrupt. Mr. Dudley has cleaned up the property and is ready to complete the project as it was proposed in 2007.

MOTION: Commissioner Carpenter moved to close public testimony on case RZ2019-0005, seconded by Commissioner Williamson. Voice vote motion carried.

MOTION: Commissioner Williamson moved to recommend approval of Case RZ2019-0005, including the Findings of Fact, Conclusions of Law and Order, and forward the recommendation to the Board of County Commissioners seconded by Commissioner Carpenter. Roll call vote, 4 in favor, 1 opposed, motion carried.

APPROVAL OF MINUTES:

- April 4, 2019

MOTION: Commissioner Carpenter moved to approve the minutes of April 4, 2019, seconded by Commissioner Williamson. Voice vote, motion carried.

COMMISSION, DIRECTOR, & PLANNER COMMENTS:

- Director Nilsson, discussed the Star Comprehensive Plan, and other community meetings and plans that are scheduled in various County and City jurisdictions. May 2, 2019 P&Z hearing is not very busy, Commission agreed to schedule a review of the developing Comprehensive Plan Amendment.
- Discussion on Cases that have gone from the Planning and Zoning Commission to the Board of County Commissioners.
- Planner Debbie Root discussed the upcoming census and the need for workers and making sure communities are identified and counted.
- A workshop will be scheduled for May 23, 2019 at 6:30 for a workshop on Plats and County Ordinances.

ADJOURNMENT: 9:43 PM

MOTION: Commissioner Carpenter moved to adjourn, seconded by Commissioner Williamson. Voice Vote, motion carried.

Signed this 2nd day of May, 2019

Chairman Richard Hall

ATTEST,

Kathy Frost, Recording Secretary