



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, May 2, 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
Sandi Levi, Secretary
Rod Garrett, Commissioner
Rick Fried, Commissioner
John Carpenter, Commissioner
Patrick Williamson, Commissioner

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

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

Agenda amended to hear item 2a after item 2b.

Secretary Sandi Levi proceeded to the business items on the Agenda.

NEW BUSINESS – ACTION ITEMS

BUDDHIST SOCIETY OF IDAHO: CASE NO. CU2019-0004

Ken Whiting representing the Buddhist Society of Idaho, is requesting a conditional use permit to allow church uses and related activities on parcel R21150. The property is located at 2702 Southside Boulevard, Nampa; referenced as the NW¼ of Section 1, Township 2N, Range 2W, Canyon County, Idaho.

Commissioner Levi is recused.

Planner Dan Lister, reviewed the staff report for the record. Including the late exhibit.

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

Testimony:

Ken Whiting - Applicant Representative in favor - 2529 E 3707 North, Twin Falls ID

- The Buddhist Society needed an additional facility in the area, in order to bring education about the Buddhist religion to the community and allow members a place to worship. Fencing will be constructed along property line to give the neighbors the privacy they are requesting. The property site will remain as it is, there are no changes planned. The number of people coming and going will vary. Buddhists are quiet people and there are no alcohol or drugs allowed.

Kyi Kyi Whiting - in favor - 2529 E 3707 North, Twin Falls ID

- There are five special events per year, The American New Year, Burmese New Year, Buddha's birthday, Beginning of Lent, and the End of Lent. Between 40 & 50 people may attend these events. Regular services include meditating and chanting and will be conducted inside. Members deliver food daily to the Monk.

Linda Baker - in neutral 2714 Southside Blvd. Nampa ID 83686

- Concerned about lack of fencing, the children are outside playing and it is disturbing to our privacy and peace, a fence will alleviate that. The hours of operation are also a concern. We are not opposed to the Buddhist Society, they have been good neighbors we just had some concerns.

Travis Baker - in neutral 2714 Southside Blvd. Nampa ID 83686

- Concerned that the well is not sufficient and what the consequences would be to us as neighbors if they hook up to city water.

REBUTTAL: Ken Whiting - Applicant Representative in favor - 2529 E 3707 North, Twin Falls ID

- We will make sure fencing is agreed upon with the neighbors.

REBUTAL: Kyi Kyi Whiting - in favor - 2529 E 3707 North, Twin Falls ID

- Hours of operation for public is Monday thru Friday, members come every day.

MOTION: Commissioner Carpenter moved to close public testimony on case CU2019-0004, seconded by Commissioner Sturgill. Voice vote motion carried.

MOTION: Commissioner Garrett moved to approve case CU2019-0004, including the Findings of Fact, Conclusions of Law and Order, and Conditions of Approval adding condition # 5 public hours of operation. Seconded by Commissioner Fried. Roll call vote, 5 in favor 1 opposed. Motion carried.

WOOD BROTHERS HOLDINGS LLC: CASE NO. RZ2019-0006

Wood Brothers Holdings, LLC is requesting a **Conditional Rezone** of approximately 30.72 acres from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. Also requested is a **Development Agreement** which will restrict the development of the site to three (3) residential parcels. The subject property, R30104010 is located on the north side of Deer Flat Rd, approximately 1,486 feet west of the intersection of Rim Rd. and Deer Flat Rd. Nampa, Idaho, in a portion of the SE ¼ of Section 13, T2N, R3W, BM.

Planner Jennifer Almeida, reviewed the staff report for the record including late exhibits 18, 19

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

Testimony:

Scott Wood - Applicant in favor - 311 2nd St So Nampa, ID

- The purpose of the rezone is to develop three 10 acre residential lots to allow family members to build homes on land that has been in the family for many years.

MOTION: Commissioner Sturgill moved to close public testimony on case RZ2019-0006, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Williamson moved to recommend approval on Case RZ2019-0006, including the Development Agreement, and adopt the Findings of Fact, Conclusions of Law and Order, and Conditions of Approval, forwarding the recommendation to the Board of County Commissioners. Seconded by Commissioner Garrett. Roll call vote, 7 in favor 0 opposed, motion carried.

APPROVAL OF MINUTES:

- April 18, 2019

MOTION: Commissioner Sturgill moved to approve minutes of April 18, 2019, seconded by Commissioner Carpenter. Commissioner Garrett and Commissioner Levi abstained. Voice vote, motion carried.

COMMISSION, DIRECTOR, & PLANNER COMMENTS:

Comprehensive Plan Amendment Review

Director Patricia Nilsson:

- A review of a spreadsheet showing the compass forecast and historical census data and the direction Canyon County may go. Current strategies are working well. Reviewed City vs County growth, Middleton is growing faster than was predicted. Discussion of Ag use, Ag land can be used for economic development as well as residential uses.
- Current goals in the current comp plan, Director Nilsson would like the Commissioner to weigh in on changes that can be made on goals in the new Comp plan, simplifying the goals.
- How consistent have we been with the current Comp plan as we move to develop, the new Comp plan.
- Discussed drafting a plan requiring people with properties in the City impact areas to seek annexation prior to applying to the County for rezones.

ADJOURNMENT: 8:40

MOTION: Commissioner Garrett moved to adjourn, seconded by Commissioner Carpenter. Vice vote motion carried.

Signed this 16th day of May, 2019

Chairman Richard Hall

ATTEST

Kathy Frost, Recording Secretary