



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, March 4, 2021
8:00 P.M.

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

Commissioners Present: Robert Sturgill, Chairman
Patrick Williamson, Vice Chairman
Sandi Levi, Secretary
Rick Fried, Commissioner
Scott Brock, Commissioner
Sheena Wellard, Commissioner

Staff Members Present: Patricia Nilsson, Director
Julianne Shaw, Planner
Kellie George, Recording Secretary

Chairman Robert Sturgill called the meeting to order at 8:00 p.m.

Commission Secretary Levi read the testimony guidelines and proceeded to the business item on the agenda.

Action Item Case No. CU2020-0017: Caldwell Housing Authority is requesting to modify an existing conditional use permit (CU2004-151 low income housing) to emplace Recreational Vehicle parking on property addressed as 22730 Farmway Road, Caldwell, on parcel number R34658. The parcel is further known as NW TX 19406 IN NW Section 9, T4N, R3W, B.M. Canyon County, Idaho.

Commissioner Williamson declared he was involved with a similar organization in Marsing. No conflicts or other declarations were stated by the Commission.

Planner Julianne Shaw presented the staff report.

Chairman Sturgill asked if the County building division inspected the RVs. Director Nilsson responded they do not. He also asked if the density was compatible in the Agricultural zoning district. Director Nilsson responded that the used is listed as a conditional use which means the use is considered compatible in the base district but may require mitigating conditions.

Commissioner Williamson asked which fire district governs the property. Director Nilsson said that Caldwell Fire and Rural Fire are under the same administration. She further clarified the property is not with the Rural Fire District but that Caldwell Fire serves the property.

Commissioner Fried asked questions about city services received for sewer and their own water sources; receiving affirmative answers and then asked why not annex into the city? Director Nilsson said the property is not contiguous to the City of Caldwell.

Commissioner Brock would like to understand the intent and use of the property for 200 RV spots.

The chair entered the late exhibits into the record.

Mike Dittenber, Director of the Caldwell Housing Authority, 22730 Farmway Road, Caldwell, ID, testified in support of the application as the applicant. He gave a history of Farmway Village and they are governed by a board of directors. They provide housing to those who are underrepresented. He described their current number of housing units and clients. He said there is a housing shortage in the Treasure Valley. He estimated there is a shortage of 2,000 units in the Caldwell area. There is a greater need for spaces for RVs. They have provided workforce housing, farm labor housing, and housing for low-income people. The RV park will allow them to provide housing for these groups. The CHA receives 3-10 calls/month inquiring if they can park their RV at Farmway Village. Over the years, the goal of the CHA and its board is to position themselves to play a larger role in the community. They want to be a place where businesses can say their employees can live near work. They have prepared for this for years. They have updated their water system which is a Class I system that can serve up to 10,000 people. In 2014 they entered into an agreement with EPA and DEQ to decommission their sewage treatment plant and connect to the City of Caldwell sewer system. They installed an 18" line. The CHA has been a friend of the community, a partner with Caldwell on several projects and are here to stay. They are a local organization. People need decent, safe and sanitary housing. They have open spaces, parks and community amenities which would support the RV park. He asked not to consider the city requirements.

Commissioner Williamson asked who would be taken in the RV Park, tourists or long-term renters. Mr. Dittenber said they are looking for more long-term tenants. They currently have temporary housing already. He stated there are RVs parked all over the County and asks where are they getting water and sewer. This would provide them a place that has water and sewer and it would take care of a big problem in the community. Commissioner Williamson asked if they could be used for H2A housing. Mr. Dittenber replied that they accept H2A workers on a long-term basis. It is governed by USDA and Idaho Department of Labor, and they require a stick built structure with minimum space requirements. RVs don't meet those standards. Commissioner Williamson asks what standards he enforces or discusses with RV residents. Mr. Dittenber said they will have an occupancy standard that the vehicle be operable and registered, be maintained, that the windows and doors be operable, and they would check for leaks. Inspections would be done upon arrival. They can't create a sanitary risk to other residents.

Commissioner Fried asked what defines an RV and does a pickup truck with a slide-in camper qualify. Mr. Dittenber replied that may be the next level of housing, but currently slide in campers would be allowed but not a camper shell. Commissioner Fried asked if each space would have enough space for the RV and an additional vehicle. Mr. Dittenber stated they did design each space to have the RV and an additional RV. All vehicles have to be operable. Commissioner Fried asked what is the acreage of the RV park. Mr. Dittenber replied it is approximately 17 acres. Commissioner Fried asked if there would be community facilities. He replied there will be an additional two shower and storage facilities. There will be additional parking, open space and laundry areas. Commissioner Fried asked if there is a per site hookup fee, and is that typical. Mr. Dittenber replied that they are connected to city sewer and they pay an industrial fee to the City of Caldwell and they anticipate a larger fee that may not be billed back to each site. They would do that themselves.

Commissioner Brock asked if Mr. Dittenber could elaborate on who provides police and fire and EMS services. Mr. Dittenber replied that they are not in a fire district but they have a service agreement with Caldwell Rural Fire. The response time is about the same as from Middleton which has a reciprocal agreement. It is about 7-8 minutes from Caldwell Rural Fire and they get great backup service from Middleton Fire. Canyon County provides EMS services and sheriff services. Occupancy is conditioned on full compliance with police investigations. There are fire hydrants on site. The water tower is close to the RV park and they will add additional hydrants. Commissioner Brock asked if their policies were written.

Mr. Dittenber said their lender required written policies and they are insured by ICRMP who also requires written policies and procedures. They will be finalized prior to operation. Commissioner Brock asked if there are fee rates for overnight visitors. Mr. Dittenber said they have set a monthly fee but not yet a nightly fee. Commissioner Brock stated that when it is cold the shower facilities will be necessary. Mr. Dittenber said they will provide showers and potable water that will be a benefit in cold weather. They may also have staff to provide technical advice to RV owners regarding maintenance. Commissioner Brock stated that having written policies on the number of vehicles will be needed to avoid problems. Mr. Dittenber said that CHA has existing occupancy standards that governs the number of boarders and lodgers. Every vehicle on the property has to have a sticker and if not is subject to being towed off of the property. School buses take kids to school.

Commissioner Williamson asked if there will be a policy to ensure vehicles are operable. Mr. Dittenber said they do chalk tires by a lease compliance officer. Their operations and maintenance staff are at the property every day.

Chairman Sturgill asked for his comments on the city's requested conditions. Mr. Dittenber replied they are opposed to the conditions that might be overreaching since there is no viable path to annexation.

Commissioner Levi asked if spaces for H2A housing would be rotated out to provide others to have an opportunity to be in the RV Park. Mr. Dittenber replied that RVs do not quality for H2A housing. They will look at how they allocate spaces with some combination of monthly and nightly spaces.

Pat Colwell, T-O-Engineers, 332 Broadmore Way, Nampa, ID, testified in support of the application as the applicant's representative. The project will be done in six phases. One phase will be located on the decommissioned lagoons once approved by DEQ. There will be irrigation on site.

Commissioner Williamson asked if storm water detention ponds were on the concept plans. Mr. Colwell confirmed they were. He asked if the shower facilities will include toilets. Mr. Colwell said they will. The park emulates the design of the nearby Canyon Springs RV Park.

Jerome Mapp, City of Caldwell, 621 Cleveland Boulevard, Caldwell, ID, provided neutral testimony on the project. He stated their letter, except for two items, lists what was discussed a roundtable meeting at the City of Caldwell on February 25th. Item 16 was added after the meeting.

Chairman Sturgill asked why they want the applicant to submit an annexation application. Mr. Mapp replied that it can be deleted as it is within the municipal service agreement.

Mike Dittenber, Director of the Caldwell Housing Authority, 22730 Farmway Road, Caldwell, ID, provided rebuttal testimony.

Commissioner Brock asked to review items 1-16 and point out the items that are unnecessary.

MOTION: Commissioner Williamson moved to close public testimony on Case CU2020-0017, seconded by Commissioner Brock. Voice vote, motion carried.

Commissioner Fried stated that the city's suggested conditions 1 and 4 may be suitable. He thinks this proposal will be managed well as is the currently Farmway Village. Affordable housing options are needed and this is a viable alternative and suggested his motion.

Commissioner Williamson countered Commissioner Fried's motion and discussion was made on which City of Caldwell condition(s) would go and which would stay. Director Nilsson suggested a motion amendment of only adding an eight (8th) condition to the FCO that the Applicant submit a final site and addressing plan to the county prior to the commencement of each phase. Commissioner Williamson conceded to drop the condition he wanted to keep and was willing to second the amended motion. Commissioner Brock stated he was happy with the outcome of the changes. Chairman Sturgill agreed with Commissioner Brock and commented that he hoped that Dittenber's successor long into the future would continue the outstanding leadership of Dittenber's caliber.

MOTION: Commissioner Fried moved to **approve** the Findings of Facts, Conclusions of Law and conditions of approval, with modified conditions with the addition of condition #8 for the applicant to submit a final site plan and addressing plan prior to the commencement of each phase for Case CU2020-0017. Motion seconded by Commissioner Williamson. Roll call vote with 6 in favor and 0 opposed, motion carried.

Commissioner Brock moved to adjourn. Commissioner Fried seconded the motion. Voice vote, motion carried. Meeting adjourned at 10:03pm.

Approved this 1st day of April, 2021

Robert Sturgill, Chairman

ATTEST

Kellie George, Recording Secretary

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