



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, September 3, 2020**  
**9:00 P.M.**

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**1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATIVE BUILDING**

**Commissioners Present:** Robert Sturgill, Chairman  
Patrick Williamson, Vice Chairman  
Rick Fried, Commissioner

**Staff Members Present:** Patricia Nilsson, Director  
Dan Lister, Planner  
Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 9:00 p.m.

**Secretary Levi** proceeded to the business item on the Agenda.

**ACTION ITEMS**

**1. Case No. PH2017-33-MOD: Maverick Towers** is requesting a time extension for Case No. PH2017-33-MOD, an approved conditional use permit for a wireless telecommunication facility on Parcel R30663. The conditional use permit expires on July 20, 2020. The property is located at 4928 E. Amity Avenue, Nampa; also referenced as a portion of the SW ¼ of Section 30, T3N, R1W, BM, Canyon County, Idaho.

Commissioner Levi recused herself from the case due to a conflict with her elected position as a Nampa city council member.

Dan Lister presented the staff report. The original approval expired on July 20, 2020, and the applicant did not specify an exact length of the time extension, so staff has proposed three additional years to commence and three years for completion.

Chairman Sturgill entered the late exhibits into the record.

Andy Cockell, 1815 N. 11<sup>th</sup> Street, Boise, ID, testified in support as the applicant. The project was delayed due to vendor merger issues. They have discussions with Sprint and other carriers but the merger between T-Mobile and Sprint announced in 2018 put all projects on hold until the transaction was closed in April of this year. He is starting to work with radio engineers and they are waiting to see if it will be in the 2022 or 2023 budget. The tower provides good coverage for this area.

Commissioner Williamson moved to close public testimony on Case PH2017-33-MOD. Motion seconded by Commissioner Fried. Voice vote, motion passed.

Commissioner Williamson asked if another time extension can be asked for. Planner Lister said they would have to apply for another time extension

**MOTION:** Commissioner Williamson moved to approve Case PH2017-33-MOD based on the findings of fact, conclusions of law and conditions of approval. Motion seconded by Commissioner Fried. Roll call vote with 3 in favor and 0 opposed, motion carried.

**2. Old Business – tabled from 8/20: Case No. OR2020-0005 & CR2020-0005: Epic Holdings LLC** is requesting a comprehensive plan amendment (OR2020-0005) to change the future land use designation of Parcels R34252, R34263012, R34263010, R34263 and R34263011 from “agricultural” to “residential”. The request includes a conditional rezone (CR2020-0005) from an “A” zone (Agricultural) to an R-1 (Single Family Residential, one acre average minimum lot size) and R-R zone (Rural Residential, two acre average minimum lot size). The properties, consisting of approximately 108 acres, are located at 19618, 19611, 19503 and 19595 Northside Boulevard, Caldwell; also known as a portion of the NE¼ of Section 28, T4N, R2W and a portion of the NW¼ Section 27, T4N, R2W, BM; Canyon County, Idaho.

Commissioner Williamson moved to table this case to September 17, 2020 at 6pm. Motion seconded by Commissioner Fried. Voice vote, motion passed.

**3. Minutes for approval:** Commissioner Fried moved to approve the minutes of the August 20, 2020, hearings. Motion seconded by Commissioner Williamson. Voice vote, motion passed.

**4. Director, Planner, Commission comments**

Director Nilsson updated the Commission on the status of filling vacant positions and the joint meeting with the County Commissioners. She also discussed upcoming zoning ordinance amendments. Commissioner Williamson asked if the notification distances could be reviewed. After discussion, it was agreed to look at expanding the neighborhood meeting notification distance in the Agricultural zone.

**5. ADJOURNMENT:** Commissioner Fried moved to adjourn. Commissioner Williamson seconded the motion. Voice vote, motion carried. Meeting adjourned at 9:51pm.

**Approved this 17<sup>th</sup> day of September, 2020**

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Chairman Robert Sturgill

**ATTEST**

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Kellie George, Recording Secretary

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