



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, October 1, 2020
9:00 P.M.

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

Commissioners Present: Robert Sturgill, Chairman
Patrick Williamson, Vice Chairman
Sandi Levi, Secretary
Rick Fried, Commissioner
John Carpenter, Commissioner

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

Chairman Sturgill opened the meeting at 9:00pm

1. Action Item: Case No. CU2020-0009: The Shed at Garrett Ranch: A Conditional Use submittal to hold special events and produce market on approximately 76.8 acres located south of Homedale Road, and approximately 470 feet west of Allendale Road, Wilder. The current zoning is "A" Agricultural. The property is also referenced as R33744 and R33744010 or 12-3N-5W NE TAX 1&2 & S 100' of the N687' of TX 3 in E ½ NE, NWNE, SWNE of Watson Lat., B.M; Canyon County, Idaho.

Commissioner Williamson declared that he has done business with the Garrett family in the past. No conflict was identified.

Julianne Shaw presented the staff report. She reviewed the site plan.

Commissioner Carpenter asked about parking. Ms. Shaw replied there cannot be parking along Homedale Road.

The late exhibits were entered into the record.

Corby Garrett, 25059 Homedale Road, Wilder, ID, testified in support of the application as the applicant. He is the fifth generation of his family in Canyon County. The area of Central Cove is historically known for fruit production. They are working on getting the building registered as historic with the State of Idaho. They are focusing on selling their fruit locally and diversify into additional crops. With the building, they believe they can increase their local market by getting people out to the country. The large space inside the building creates a unique opportunity to gather people and give them extra income for their operation. They anticipate up to two events a month. The revenue will also help to keep the building intact.

Commissioner Williamson asked if they are not going to allow alcohol at events. Mr. Garrett replied they haven't made up their mind. Director Nilsson stated that there is no condition prohibiting alcohol.

Commissioner Carpenter asked Mr. Garrett to review Condition 5 if the days and hours of operation were what he intended. Mr. Garrett replied that they wanted to have the produce stand open from 10am to 6pm Monday through Saturday and have events on Friday and Saturday night until midnight.

Commissioner Carpenter asked Mr. Garrett about the location of the access. Mr. Garrett described is on-going work with the highway district.

Ongoing discussion was held with Mr. Garrett and the commissioners on the business hours/days of the

week, road access, and sound amplification timeframes.

Commissioner Williamson moved to close public testimony on CU2020-0009. Motion seconded by Commissioner Carpenter. Voice vote, motion carried.

The Commission discussed days and hours of operation.

MOTION: Commissioner Carpenter moved to approve Case CU2020-0009 based on the findings of fact and conclusions of law and conditions of approval. Motion seconded by Commissioner Williamson. Roll call vote with 5 in favor and 0 opposed, motion carried.

The conditions of the findings of fact were discussed by the Commission, director, and planner. It was decided to review the conditions of the document as seen in the power point and per discussion points, and bring the revised FCO back on 10/15 for P&Z board approval.

2. Minutes:

9/17/2020 6pm (Maverick 32/Epic Holdings) Commissioner Carpenter moved to approve the minutes. Motion seconded by Commissioner Fried. Voice vote, motion carried.

9/17/2020 7pm (Bibbins) Commissioner Carpenter moved to approve the minutes. Motion seconded by Commissioner Fried. Voice vote, motion carried.

9/17/2020 8pm (Jacks Pl/Jack's Pl Sub) Commissioner Carpenter moved to approve the minutes. Motion seconded by Commissioner Fried. Voice vote, motion carried.

9/17/2020 9pm (Callister/C3) a motion as was called for by the chairman, however discussion was made that the minutes appeared to need to be corrected as a retired commissioner was listed. It was decided to bring the revised minutes back at the next hearing.

3. Director, Planner, Commission comments: Discussion was made about staff reports previously sent to the board, and a request by the director to narrow down discussion points from the staff report in regards to the BOCC/P&Z upcoming meeting on 10/14. Discussion was also made about the Commission's internet/phone connections in relation to P&Z hearing discussion points and point power documents must be listened and viewed to ensure all board members have equal ability to contribute to deliberation and decisions. An offer was made by the director to accommodate Commissioners in house at the admin building or loan out county equipment to ensure everyone could get a good connection. Discussion was made about overflow P&Z hearing dates and a request was made to follow-up in relation to being able to attend the 11/12/2020 & 12/10/2020 overflow dates.

4. Adjournment Commissioner Carpenter moved to adjourn. Motion seconded by Commissioner Fried. Voice vote, motion passed. Meeting adjourned at 10:38pm.

Approved this 15th day of October, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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