**CANYON COUNTY PLANNING & ZONING COMMISSION**

**MINUTES OF REGULAR MEETING HELD**

**Thursday, February 4, 2021**

**7:00 P.M.**

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

**Commissioners Present:** Robert Sturgill, Chairman

 Sandi Levi, Secretary

 Rick Fried, Commissioner

 Scott Brock, Commissioner

 Sheena Wellard, Commissioner

**Staff Members Present:** Kathy Frost – Lead Administrator

 Dan Lister, Planner

 Kate Dahl, Planner

Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 7:09 p.m.

Commissioner Levi read the testimony guidelines and proceededto the business item on the agenda.

**Action Item for Old Business Case No. SD2020-0028:** A request by Roger and Donna Goff to amended the recommended approval by the Planning and Zoning Commission (November 5, 2020) for approval of a Short Plat for **Goff Subdivision** on Parcel R35120010. The applicant requests that the frontage improvements required by the City of Caldwell be waived in accordance with Canyon County Code Section 09-01-19(6). The vacant 18.7-acre parcel is located adjacent to 3423 Marble Front Road and 3410 Lincoln Road, Caldwell; also referenced as a portion of the NE¼ of Section 23, Township 4N, Range 3W; Canyon County, Idaho.

**Planner Dan Lister** reviewed Case SD2020-0028.

**Testimony:** There was no testimony.

**MOTION:** Commissioner Brock moved to close public testimony on Case SD2020-0028 seconded by Commissioner Wellard Voice vote, motion carried.

**MOTION:** Commissioner Brock moved to approve the Findings of Facts, Conclusions of Law and conditions of approval, recommending approval of Case SD2020-0028, and forward the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Fried. Roll call vote with 5 in favor and 0 opposed, motion carried.

**Action Item Case No. CU2020-0018:** Director Nichole Schwend is representing Canyon County Idaho, is requesting a conditional use permit for **Celebration Park** for “RV Park” use. The application proposes 17 graveled RV campsites with a vault toilet. It includes parcels R28363, R28363011, R28364, and R28365. The property is located near 6530 Hot Spot Lane, Melba; referenced as portions of Section 36, Township 1S, Range 2W, Canyon County, Idaho.

**Planner Kate Dahl:**  reviewed Case CU2020-0018, including late exhibits # 7, #8

**Chairman Sturgill** entered the late exhibits into the record.

Nichole Schwend: Applicant Representative in favor, 1115 Albany St #136 Caldwell ID

* Two parcels at the west end, are used for educational tours, two acres surrounded by BLM land were acquired after the common parcels. Camping has been going on, for many years and it is difficult to police it as it currently stands. The land is being abused by campers and the lack of public toilets, means campers are using the land and staff has to clean it up, this is unsanitary and damaging to the property. A Conditional Use permit will allow us to enforce better practices and install a vault toilet, there will be signage in place with rules stated, giving a mechanism to enforce better practices and clean up the environment. Specific camp sites will be established, eliminating random camping, this will be a dry campground with not utilities or water / septic at each site. Material to create the campground will be brought in from offsite, so as not to disturb archeological sites and allow the protection of natural resourced. The area is currently being surveyed by archeologists in order to insure protection of natural resources. Petroglyphs are a concern we will route people away from those areas in order to preserve and protect. Fees will be charged to insure better behaviors and get better user groups. The vault toilet is the only below ground installation that will be there an archeologist will be onsite for construction, this is a formality correcting an oversite. Tribes have been consulted and are in contact with Ms. Schwend, keeping them aware of development.

Laura Baurber in favor 1115 Albany St #136 Caldwell ID

* The Conditional use permit will improve usage, not increase it.

Sarah Christensen in neutral 11635 Stockridge Way Caldwell ID

* Concerns have been addressed.

Jill Mohn in neutral 5859 N Copper Ln Boise ID

* Ms. Mohn is concerned about the impact on equestrian use, will they still be able to ride the trails when campers are onsite?

**Rebuttal:** Nichole Schwend: Applicant Representative in favor, 1115 Albany St #136 Caldwell ID

* We are currently working with BLM to get a formal MOU in order to succeed in working together. The BLM travel management has improved the road at the east end, this Includes a large parcel for horse trailers and a corral, access will not change for hikers or equestrians and the path will be better for riders. Equestrian use will not be negatively impacted.

**MOTION:** Commissioner Fried moved to close public testimony on Case CU2020-0018, seconded by Commissioner Brock. Voice vote, motion carried.

**MOTION:** Commissioner Brock moved to approve Case CU2020-0018 including the Findings of Facts, Conclusions of Law and Conditions of Approval. Motion seconded by Commissioner Levi. Roll call vote with 5 in favor and 0 opposed, motion carried.

**MOTION:** Commissioner Levi moved to adjourn. Commissioner Brock seconded the motion. Voice vote, motion carried. Meeting adjourned at 7:59 pm**.**

 **Approved this 18th day of February, 2021**

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 Robert Sturgill, Chairman

**ATTEST**

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Kellie George, Recording Secretary

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