**CANYON COUNTY PLANNING & ZONING COMMISSION**

**MINUTES OF REGULAR MEETING HELD**

**Thursday, February 4, 2021**

**9:00 P.M.**

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

**Commissioners Present:** Robert Sturgill, Chairman

 Sandi Levi, Secretary

 Rick Fried, Commissioner

 Patrick Williamson, Commissioner

 Scott Brock, Commissioner

 Sheena Wellard, Commissioner

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

 Dan Lister, Planner

 Kate Dahl, Planner

Kellie George, Recording Secretary

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

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

**Action Items Case No. CU2020-0007: The Roost Events Center** is requesting a conditional use to hold weddings, artisan workshops, and social gatherings on a 2 acre agriculturally zoned property located at 14557 Galloway Road, Caldwell, ID. Parcel No. R38050010A, a portion of Section 27 Township 5 North, Range 3 West NW TX 19 LS TX 97222 IN NW, B.M. Canyon County, Idaho

**Planner Julianne Shaw,** reviewed Case CU2020-0007, including late exhibits.

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

**Jack Lyman,** Applicant in favor, 14557 Galloway Rd Caldwell ID

* Mr. Lyman, agrees with staff presentation and conditions. They applied a year ago but have scaled down the proposal, Ms. Lyman is a retired art teacher and wants to teach classes. All classes will be held outside, as will weddings and other events. In agreement with modifying conditions, including no onsite food preparation in existing structures, they may use food trucks or catering. An Air bnb has been approved by the county and is currently operating. The Fire Marshall has signed off on the air bnb. Modifying the end time to 11:00 PM will allow an hour to clean up and have everyone off site, event activities including music and other sound equipment will be turned off at 10:00 PM. The northwest corner of the property is a garden area and will be part of the area used for teaching gardening. Alcohol use has not been discussed if it is allowed, all state regulations will be followed. There is an outdoor game area on site plan, this would include lawn games.

**Pete Dornenbal, in neutral: 13146 Galloway Rd Caldwell ID**

* Mr. Dornenbal is the tenant on the east side of the Lyman’s property, he uses the land for farming, his concern is that neighbors will complain about our farming operation. There have been requests to modify farming practices, and do not want the event center to interfere with farming operations.

**Christopher Richardson, opposed 30616 Sand Hollow Road**

* Mr. Richardson stated county regulations for the Ag zone, he feels that this is not an allowed or appropriate use for the current zoning. He is concerned about traffic, density and other violations that he feels this use will create.

**REBUTTAL:** **Jack Lyman**: Applicant in favor, 14557 Galloway Rd Caldwell ID

* The revised letter of intent states that we are scaling down our event to 30 people with no more than 6 cars onsite. The Lyman’s recognize the right to farm and have no intent to restrict or complain about farming practices.

**Planner Julianne Shaw,** Referenced the Canyon County land use matrix that a special events facility in an AG zone is allowed with a Conditional Use permit.

**MOTION:** Commissioner Wellard moved to close public testimony on Case CU2020-0007, seconded by Commissioner Williamson. Voice vote, motion carried.

Commissioners deliberated on changing conditions; 6 cars are not a lot of cars, they agree that the hours of operation allowing an hour of clean up is appropriate. Porta potties should not be locked into one company, but regulated by Southwest District Health and directed by the number of people at the event and the duration of the event. Food preparation should be prohibited in existing structures but allow food trucks with the appropriate licensing with SWDH, or outdoor BBQs. The decibels should be limited to 65 decibels at fence line with all sound turned off at 10pm. Condition 3 relates to sound and event times. Planner Julianne Shaw revised the conditions of approval and stated those changes to the Commission.

**MOTION:** Commissioner Williamson moved to approve Case CU2020-0007, including the Findings of Facts, Conclusions of Law and Conditions of Approval as modified. Motion seconded by Commissioner Wellard. Roll call vote with 6 in favor and 0 opposed, motion carried.

Commissioner Williamson moved to approve the minutes of the minutes of 1/21/2021, 6pm, 8pm, and 9 pm Case as written. Motion seconded by Commissioner Brock. Voice vote, motion passed.

Commissioner Brock moved to approve the minutes of 1/21/2021, 7:00 pm as written. Motion seconded by Commissioner Fried. Voice vote, motion passed. Commissioner Williamson abstained.

Commissioner Williamson moved to approve the minutes of minutes of 1/28/2021, 6:00 pm as written. Motion seconded by Commissioner Fried. Voice vote, motion passed.

**MOTION:** Commissioner Williamson moved to adjourn. Commissioner Brock seconded the motion. Voice vote, motion carried. Meeting adjourned at 10:38 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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