



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, March 18, 2021
6:00 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
Scott Brock, Commissioner

Staff Members Present: Jennifer Almeida, Planner
Kellie George, Recording Secretary

Chairman Robert Sturgill called the meeting to order at 6:00 p.m.

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

Action Item Case No. OR2020-0010, RZ2019-0039: Lake Shore Drive Development, LLC is requesting a Comprehensive Plan Map Amendment to change the designation of approximately 19.47 acres from “commercial” to “industrial.” Also requested is a Conditional Rezone 19.47 acres from an “A” (Agricultural) zone and a “C-2” (Service Commercial) zone to an “M-1” (Light Industrial) zone. A Development Agreement is included in the request, which will restrict the uses allowed in the “M-1” (Light Industrial) zone. The subject property, parcel no. R29578012A is located on the south side of Lake Shore Dr., approximately 429 ft. east of the intersection of Hwy 45 and Lake Shore Dr., Nampa, ID in a portion of the SW ¼ of Section 15, T2N, R2W, B.M., Canyon County, Idaho. **Case no. SD2019-0052:** A request by Lake Shore Development, LLC. for approval of a Preliminary Plat for **Lake Shore Subdivision**. The subject properties, parcel no. R29578 & R29578012A0 are located at 8931 Lake Shore Drive, Nampa, Idaho, in a portion of the NW ¼ of Section 15, T2N, R2W, BM, Canyon County, Idaho.

Planner Almeida read into the record the staff report and listed late exhibits: 33 – email from SWDH, 34 letter Rick Reed, 35 Applicant’s PowerPoint, 36 amended FCOs for some last minute changes, and 37 from Joanna Harnish a later letter received via email. Staff has recommendation of approval.

Late exhibits enter into record.

Chairman Sturgill commented and wanted know why the plat has changed. Planner Almeida commented that the changes came late before the hearing and would need to be update before the BOCC hearing.

In favor testimony – Zane Cradic, 332 N Broadmore Nampa ID 83687, testified that some of property has been zoned C2, want to rezone to light industrial because of requests for M1 type of businesses want to move in, and the property purchased from the church is AG – 4 acres – which also would be included as industrial. They are requesting M1 and C2 and the plan fits well with the TIS study, do have fire suppression on site, and fits with comp plan. Commission Brock asked parking questions and Commission Williamson asked about the preliminary plat that is part of the proposal.

MOTION: Commissioner Brock moved to close public testimony on Case OR2020-0010, RZ2019-0039, and SD2019-0052, seconded by Commissioner Williamson. Voice vote, motion carried.

Commissioners deliberated with Commissioner Brock indicating there was a need for this type of development in the area. Commissioner Williamson agreed. Commissioner Levi echoed both the other commissioners.

MOTION: Commissioner Williamson moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, for Case OR2020-0010 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Brock. Roll call vote with four in favor and zero opposed, motion carried.

MOTION: Commissioner Williamson moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, for Case RZ2019-0039, to the Board of Canyon County Commissioners. Motion seconded by Commissioner Brock. Roll call vote with four in favor and zero opposed, motion carried.

MOTION: Commissioner Williamson moved to recommend approval of the amended Findings of Facts, Conclusions of Law and conditions of approval, for Case SD2019-0052 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Brock. Roll call vote with four in favor and zero opposed, motion carried.

Commissioner Williamson moved to adjourn. Commissioner Brock seconded the motion. Voice vote, motion carried. Meeting adjourned at 6:44pm.

Approved this 15th day of April, 2021

Robert Sturgill, Chairman

ATTEST

_____, Recording Secretary

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