



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, March 18, 2021
9:00 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
Rick Fried, Commissioner
John Carpenter, Commissioner
Scott Brock, Commissioner

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

Chairman Robert Sturgill called the meeting to order at 9:24 p.m.

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

Action Item old business tabled from 1/21/2021 Case no. CU2020-0010: Willow Creek Collective LLC is requesting a conditional use permit for a special event facility for the purpose of holding events for up to 150 people, May through October, not to exceed 12 events per month. The 14.98 acre agriculturally zoned property is located at 25300 Ember Road, Middleton, ID. Parcel No. R37530010, a portion of Section 29 Township 5 North, Range 2 West SE TX 18 in NWSE LS TX 0561, B.M. Canyon County, Idaho.

Staff gave presentation and recommended approval. Commissioner Carpenter, Levi, Fried all asked questions of staff and some confusion was worked out about the RUMA and the driveway. Commissioner Brock summarized that there was an easement for the properties to share one driveway/Ruma and Planner Shaw concurred.

Late exhibits entered into the record.

Testimony in Favor – Patricia Slutz & Sarah Slutz, 25300 Ember Rd, Middleton ID 83644 & 6822 W Fremont St Boise, 83704. Patricia testified of history of their property. Sarah want to show a PowerPoint but it did not work; she then to describe the property and all the ways they would use it for their event center including sound barrier, parking, noise levels, and willingness to work with neighbors. All the Commissioners ask questions of the Applicants and Planner Shaw.

Testimony in opposition – Bruce Jackson, 25354 Ember Rd, Middleton ID 83644, brought up exhibit 8, shows all the neighbors who did not participate, but he sent two letters. He testified that the easement needs to be defined whether the trees are in the easement and a maintenance agreement before they start. He wants no signage on his property. Commissioner Brock inquired as to a survey of the easement. Discussion continued with Commissioners Williamson, Fried, and Carpenter all asked questions to understand the use of the property, the scope of the event center, hours of operation, and driveway-fence issues along with Planner Shaw. Commissioner Levi ask how close is their house to the road/venue – he stated seven acres.

Testimony in rebuttal - Patricia Slutz & Sarah Slutz, 25300 Ember Rd, Middleton ID 83644 & 6822 W

Fremont St Boise, 83704 – they agree the RUMA needs to be worked on and were looking for guidance from P&Z. Commissioner Williamson suggested a lawyer.

AT 11:02 PM, WEBEX CRASHED – meeting was involuntarily ended and a new WebEx meeting started; half of the Commissioners were not able to sign on.

MOTION: Commissioner Williamson moved to keep public testimony open on Case CU2020-0010 and table the case to April 1, 2021, seconded by Commissioner Carpenter. Voice vote, motion carried. Meeting adjourned at 11:43pm.

Approved this 15th day of April, 2021

Robert Sturgill, Chairman

ATTEST

_____, Recording Secretary

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