

## **FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 25, 2016**

### **AGENDA ITEMS**

**3. 16-0040** Hearing to consider the House of Prayer Full Gospel Church project [Special Use Permit Revision S97-0011-R] to allow the expansion of the existing church, the addition of classrooms and offices, and a second building on property identified by Assessor's Parcel Number 060-550-11, consisting of 10.00 acres, located in the Garden Valley/Spanish Flat area, submitted by House of Prayer Full Gospel Church; and staff recommending the Planning Commission take the following actions: 1) Accept the previously-adopted Negative Declaration based on the Initial Study prepared by staff; and 2) Approve Special Use Permit Revision S97-0011-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

Jennifer Franich presented the item to the Commission with a recommendation for approval. She stated that one public comment had been received regarding concerns on traffic safety, noise, and erosion.

Rick Hoskins, applicant, responded to inquiries from the Commission on classrooms and if there was to be an expanse of activities.

Dave Spiegelberg/Transportation explained why a traffic study was not required and spoke on the good site distance on Highway 193.

John Daniels, Garden Valley resident and neighbor of project, made the following comments:

- Applicant has been a good neighbor;
- Appreciated the Commission's thoroughness in their questions;
- Concerned about this considerable development being requested;
- Felt that this was very extravagant in the extension of the footprint;
- Traffic is a problem on weekends and has clocked motorcycles speeding at 100mph in that area; and
- Concerned on the development of a school.

Chair Stewart closed public comment.

In response to Commissioner Williams' inquiry on what would protect immediate neighbors from a school if it was developed there, Ms. Franich referred to language in the Conditions of Approval from the original Special Use Permit that was now Condition #3.

Discussion ensued between Chair Stewart and the applicant regarding hours of operation and outdoor activities. County Counsel Dave Livingston suggested omitting reference to Exhibit G and revise wording in Condition #3 to state 7:00am – 7:00pm.

Mr. Hoskins explained that the expansion was due to the realization that they had built it too small when they moved in 16 years ago. They have since been trying to adapt and had finally decided to move forward with an expansion. He explained that they have been in the area for 30 years, had received no complaints, and had no intention of having a daycare or a school.

Ms. Franich read into the record proposed language for Condition #3.

Chair Stewart inquired on erosion and run-off as stated in the public comment.

There was no further discussion.

**Motion: Commissioner Shinault moved, seconded by Commissioner Miller, and carried (5-0), to take the following actions: 1) Accept the previously-adopted Negative Declaration based on the Initial Study prepared by staff; and 2) Approve Special Use Permit S97-0011-R based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Condition #3 as identified.**

**AYES: Hansen, Williams, Miller, Shinault, Stewart**

**NOES: None**

This action is appealable to the Board of Supervisors with 10 business days.