



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Wednesday, June 10, 2020**  
**6:00 P.M.**

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**1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATIVE BUILDING**

**Commissioners Present:** Robert Sturgill, Chairman  
Rick Fried, Commissioner  
Richard Hall, Commissioner  
John Carpenter, Commissioner

**Staff Members Present:** Director Patricia Nilsson  
Planner, Jennifer Almeida  
Recording Secretary, Kellie George

**Chairman Robert Sturgill** called the meeting to order at 6:05 p.m

Commissioner Rick Hall **proceeded** to the business item on the Agenda.

The chair asked if any of the Commission needed to declare conflicts of interest. None were stated.

**ACTION ITEMS**

**Claire & Joanne Leavitt Trust Case No: CR2019-0019**

The Claire & Joanne Leavitt Trust are requesting a **Conditional Rezone** of approximately 30.00 acres of parcel R33546010 which is approximately 63.68 acres from an "A" (Agricultural) zone to a "CR-RR" (Conditional Rezone – Rural Residential) zone. Also requested is a Development Agreement. The subject property is located on the east side of Sunny Slope Road, approximately 198 ft. south of the intersection of True Road and Sunny Slope Road in a portion of the SW ¼ of Section 26, T3N, R4W, B.M., Canyon County, Idaho.

**Testimony:**

Planner Jennifer Almeida presented the staff report. The applicant is requesting 30 acres to be rezoned to Rural Residential. The development agreement will restrict the development to two 15-acre parcels. The new parcels will share an access to SH55 and will need to submit an application to ITD to obtain an approach permit. The property is located within a nitrate priority area. Staff is recommending approval of the conditional rezone.

Commissioner Carpenter asked to review the location of the 30 acres to be rezoned. Planner Almeida displaying Exhibit 3. He further inquired if the access easement is for a private road or private driveway. Planner Almeida responded that it will be determined during the land division process if the rezone is approved as it is dependent on where ITD will approve approach permits to the highway.

TJ Wellard, 17842 Sand Hollow Road, Caldwell, ID, representing the applicant, provided testimony in support of the application. He explained the land sale and the needs of the buyers that led to the need for two additional residences for family members. The family plans to farm the property and produce wine. The additional family members are needed on site to help with farm and winery operations.

Commissioner Hall asked where the houses would be built. Mr. Wellard replied that it would be on the eastern portion of the property off of the farm ground.

Braden Dunning, 2109 S. Vista Avenue, Boise, ID, testified in support of the application. It has been a family goal to get back into agriculture.

Kyle Dunning, 241 Leeway, Donnelly, Idaho, testified in support of the application. He and his wife have been involved in the wine industry in the Willamette Valley and want to relocate to the Idaho wine region. They want their sons to be involved in the agricultural operation.

**MOTION:** Commissioner Hall moved to close public testimony on case CR2019-0019, seconded by Commissioner Carpenter.

**MOTION:** Commissioner Hall moved to recommend approval of Case CR2019-0019 including the development agreement. Seconded by Commissioner Fried. Roll call vote, 4 in favor and 0 opposed, therefore the motion carried.

**COMMISSION, DIRECTOR, & PLANNER COMMENTS:**

No discussion.

Commissioner Carpenter moved to adjourn. Commissioner Hall seconded the motion. Voice vote motion carried. Meeting adjourned at 6:34pm.

**Signed this 10th day of June, 2020**

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Chairman Robert Sturgill

**ATTEST**

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Kellie George, Recording Secretary