



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Wednesday, June 10, 2020**  
**8:00 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  
Sandi Levi, Secretary  
Rick Fried, Commissioner  
Richard Hall, Commissioner  
John Carpenter, Commissioner

**Staff Members Present:** Director Patricia Nilsson  
Planner, Dan Lister  
Recording Secretary, Kathy Frost

**Chairman Robert Sturgill** called the meeting to order at 8:00 p.m.

**Commissioner Richard 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**

**James Manning Case No. CR2020-0002**

James & Gretchen Manning are requesting a conditional rezone of Parcel R37946010A from "A" (Agricultural) to "R-R" (Rural Residential). The request includes a development agreement limiting future development to one division. The 11.3 acre property is located at 26561 Harvey Road, Caldwell; also referenced as a portion of the NE¼ of Section 22, Township 5N, Range 3W; Canyon County, Idaho.

**Testimony:**

Planner Dan Lister presented the staff report. The applicant desires to build a house next to their parents. A secondary dwelling was not feasible. The development agreement would not allow secondary dwellings. A building envelop is defined to limit the area where new structures could be located in order to keep the agricultural area intact. The property is located in a nitrate priority area. The land will require platting to divide the property if the rezone is approved. Staff is recommending approval of the conditional rezone.

Commissioner Carpenter asked if after it was platted will Parcel 1 will be the agricultural ground. Planner Lister reviewed Exhibit 3 showing how the property is proposed to be divided.

Commissioner Fried stated the proposal will facilitate financing of the new home that would otherwise be allowed as a secondary dwelling.

Chairman Sturgill entered late exhibits 7, 8 and 9 into the record.

James Manning, 26561 Harvey Road, Caldwell, Idaho, the applicant, testified in support of the application. The letter of intent states their desire to help their parents and start a small cattle farm. The farm will help educate their children about agriculture and involve them in 4-H. He agrees with Planner Lister's testimony.

**MOTION:** Commissioner Hall moved to close public testimony on case CR2020-0002, seconded by Commissioner Fried. Voice vote motion carried.

Commissioner Carpenter stated that the applicant may want to increase the size of the 1.7-acre parcel to avoid additional costs of the nutrient pathogen study. After discussion, the Commission is comfortable that the wording of condition #2 to allow substantial compliance with the conceptual site plan would provide that flexibility of the parcel increased in size to 2 acres.

**MOTION:** Commissioner Carpenter moved to recommend approval of Case CR2020-0002 and the development agreement. Seconded by Commissioner Fried. Roll call vote, 5 in favor and 0 opposed, therefore the motion carried.

## **2. MINUTES**

**MOTION:** Commissioner Hall moved to approve the minutes of June 3, 2020, for the Knopp Subdivision public hearing. Seconded by Commissioner Carpenter. Voice vote, the motion carried.

**MOTION:** Commissioner Hall moved to approve the minutes of June 3, 2020, for the Knife River public hearing. Seconded by Commissioner Carpenter. Voice vote, the motion carried.

**MOTION:** Commissioner Hall moved to approve the minutes of June 4, 2020, for the Silver Events public hearing. Seconded by Commissioner Fried. Voice vote, the motion carried.

**MOTION:** Commissioner Hall moved to approve the minutes of June 4, 2020, for the Trison Estates public hearing. Seconded by Commissioner Fried. Voice vote, motion carried.

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

Director Nilsson said a joint meeting with Board has not yet been scheduled but anticipates it won't be held until August. She updated the Commission on the number of upcoming hearing applications and staffing.

Commissioner Carpenter moved to adjourn. Commissioner Fried seconded the motion. Voice vote motion carried. Meeting adjourned at 8:45pm.

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

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Chairman Robert Sturgill

### **ATTEST**

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Kellie George, Recording Secretary

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