



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Wednesday, June 10, 2020
7:00 P.M.

1ST 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, Jennifer Almeida
Recording Secretary, Kathy Frost

Chairman Robert Sturgill called the meeting to order at 7:00 p.m.

Secretary Sandi Levi 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

Eduardo Rivas Case CR2020-0001

Eduardo & Marcie Rivas are requesting a **Conditional Rezone** of approximately 31.36 acres from an "A" (Agricultural) zone to a "CR-RR" (Conditional Rezone/ Rural Residential) zone. The request also includes a **Development Agreement**. The subject property, parcel no. R28678012 is located on the west side of S. Powerline Rd., approximately 1300 ft. south of the intersection of Melba Rd. and S. Powerline Rd., in a portion of the NW ¼ of Section 35, T1N, R2W, BM, Canyon County, Idaho.

Testimony:

Planner Jennifer Almeida presented the staff report. The applicant is seeking an entitlement for one building permit on a 31.36-acre property. The development agreement will include a condition imposing a restriction to limit the entitlement to one residential building permit. Staff is recommending approval of the conditional rezone.

Commissioner Hall asked if the frontage meets the requirement of the ordinance. Planner Almeida replied that it does.

Commissioner Carpenter asked if the existing restriction was recorded in a deed. Planner Almeida responded the decision document is recorded.

Eduardo Rivas, 937 Timberstone Creek Place, Melba, ID, testified in supported of the application as the applicant. He was not aware of the existing restriction when he bought the property. His intention is to build a home on the property.

MOTION: Commissioner Fried moved to close public testimony on case CR2020-0001, seconded by Commissioner Hall. Voice vote motion carried.

Commissioner Carpenter asked how many building permit transfers are done in a year. Planner Almeida said she does know the exact number as it would vary by year.

Commissioner Hall asked if a building permit is typically allowed on an agricultural parcel. Planner Almeida says it is specific to a parcel.

Commissioner Carpenter expressed concern that this is not a good precedent to add building permits when a restriction was placed on the property from a prior relocation of building permits decision.

MOTION: Commissioner Hall moved to recommend approval of Case CR2020-0001 and development agreement. Seconded by Commissioner Fried. Roll call vote, 4 in favor and 1 opposed, therefore the motion carried.

COMMISSION, DIRECTOR, & PLANNER COMMENTS:

No comments were provided.

Commissioner Hall moved to adjourn. Commissioner Fried seconded the motion. Voice vote motion carried. Meeting adjourned at 7:23pm.

Signed this 10th day of June, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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