



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Wednesday, June 3, 2020
7:00 P.M.**

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATIVE BUILDING

Commissioners Present: Robert Sturgill, Chairman
Patrick Williamson, Vice 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 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

Knife River: CU2020-0002: Knife River Corporation, on behalf of the property owner, Scott Nicholson, is requesting a conditional use permit to allow mineral extraction (including crushing, stockpiling and transportation) on Parcels R28226, R28231010 and R28230010. The extraction will occur in two locations, 4.88 acres in total. The extraction and reclamation will not exceed six months. The location of the properties are near 10002 Ferry Road, Melba; also referenced as a portion of the SW ¼ of Section 9, Township 1S, Range 2W; Canyon County Idaho.

Testimony:

Planner Dan Lister presented the staff report. New information on access has been included as condition 3 and finding of fact #6. Staff is recommending approval of the conditional use permit with 11 conditions.

Commissioner Carpenter asked if the access goes through any other property. Mr. Lister pointed out a small area, but that owner doesn't have access to that road.

Mr. Lister said his presentation is Exhibit 9 in the record.

Joseph Smith, 5450 West Gowen Road, Boise, ID, represented the applicant and testified in support of the application. The removal of materials will only take 4-6 weeks and will then be reclaimed back to pasture. The material will be taken out via the agricultural road to the north. They did receive an approach permit from ITD and need to pave the approach after zoning approval. There is an approved reclamation plan and storm water pollution prevention plan approved. They are now requesting a 12 month term due account for permitting delays due to COVID-19.

Mr. Carpenter asked about the location of the road.

Scott Nicholson, 1002 Ferry Road, Melba, ID, testified in support. H wants to remove rocks from poor farmland to improve its farm-ability. There is a large rock knob to be removed as well.

Commissioner Carpenter asked about the road. Mr. Nicholson stated he had original from a previous owner to construct the road and he has maintained it as a haul road. He is not aware of a written agreement.

Commissioner Williamson asked what crops will be grown. Mr. Nicholson responded that the project will improve aesthetics and use by his wife's horses.

MOTION: Commissioner Williamson moved to close public testimony on case CU2020-0002, seconded by Commissioner Hall. Voice vote motion carried.

MOTION: Commissioner Carpenter moved to approve Case CU2020-0002, addition a condition #12 to require the applicant to secure written permission to use the existing road or use the alternative access in compliance with Nampa Highway District requirements. Seconded by Commissioner Williamson. Roll call vote, 6 in favor and 0 opposed, therefore the motion carried.

COMMISSION, DIRECTOR, & PLANNER COMMENTS:

Director Nilsson reported that Commissioner Garrett has resigned from the Commission.

Commissioner Williamson moved to adjourn. Commissioner Hall seconded the motion. Voice vote motion carried. Meeting adjourned at 7:45pm.

Signed this 3rd day of June, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary