



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, August 20, 2020
9:00 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
John Carpenter, Commissioner
Rick Hall, Commissioner

Staff Members Present: Patricia Nilsson, Director
Julianne Shaw, Planner
Kellie George, Recording Secretary

Chairman Robert Sturgill called the meeting to order at 9:00 p.m.

Secretary Sandi Levi proceeded to the business item on the Agenda.

ACTION ITEMS

1. RZ2020-0005: JRP Properties is requesting to rezone a 38.66 acre parcel (parcel number R36355011) from "A" (Agricultural) to M-1 (Light Industrial) Zone. The parcel will be platted into approximately 9 lots of varying acreages. Located on the north side of Simplot Blvd East of Pinto Lane at 20488 Pinto Road, Caldwell, ID 83607.

No conflicts were stated by the Commissioners. Commissioner Carpenter disclosed he has had prior conversations with the owner approximately one year ago. Commissioner Williamson disclosed he is a customer and had been on the site in the past.

Planner Julianne Shaw presented the staff report. This property is the site of an existing irrigation business that was authorized by a prior conditional use permit. The applicant wishes to rezone the property to Industrial to allow other businesses on the property. Platting would be required to divide the property. The existing soils are not prime agricultural soils. Late exhibit #15 from DEQ provided standards for new drinking water wells and guidelines for environmental issues. Staff recommends approval of the rezone from Agriculture to M-1.

Commissioner Carpenter asked if the conditions were allowed to be on a rezone. After discussion, the conditions were struck from the draft decision.

Testimony:

Jesse Prather, 22197 Papa Whiskey, Caldwell, ID, testified in support of the application as the applicant. In the current economic conditions they wish to develop it within the next two years. They have been approached by potential buyers of the entire property or smaller lots. If rezoned, they will then design

the project.

MOTION: Commissioner Hall moved to close public testimony on Case RZ2020-0005, seconded by Commissioner Carpenter. Voice vote, motion carried.

MOTION: Commissioner Hall moved to recommend approval of Case RZ2020-0005 to the Board of Canyon County Commissioners based on the findings of fact and conclusions of law as amended to strike the conditions. Motion seconded by Commissioner Carpenter. Roll call vote with 6 in favor and 0 opposed, motion carried

2. Minutes for approval:

Commissioner Hall moved to approve the minutes of the 6pm August 6, 2020, hearing on Weatherby Estates and strike Commissioner Carpenter from the list of commissioners present. Motion seconded by Commissioner Fried. Voice vote, motion passed.

Commissioner Hall moved to approve the minutes of the 7pm August 6, 2020, hearing on Kimber Ridge Estates. Motion seconded by Commissioner Levi. Voice vote, motion passed.

Commissioner Hall moved to approve the minutes of the 8pm August 6, 2020, hearing on the Barnes-Borchert application. Motion seconded by Commissioner Williamson. Voice vote, motion passed.

Commissioner Hall moved to approve the minutes of the 9pm August 6, 2020, hearing on the Coronel application. Motion seconded by Commissioner Fried. Voice vote, motion passed.

3. Director, Planner, Commission comments

Director Nilsson updated the Commissioners on the Karcher Farm and Troost cases. She also provided information on an emerging investments in farmland by private investment groups.

The commissioners expressed their appreciation to Commissioner Hall for his service to Canyon County.

4. Adjournment: Commissioner Carpenter moved to adjourn. Commissioner Hall seconded the motion as his last official action as a Canyon County Planning & Zoning Commissioner. Voice vote, motion carried. Meeting adjourned at 9:45pm.

Approved this 3rd day of September, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

C:\Users\pnilsson\Desktop\8-20-2020 JRP 9pm minutes.docx