



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, August 20, 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
Sandy Levi, Secretary
Rick Fried, Commissioner
John Carpenter, Commissioner
Rick Hall, Commissioner

Staff Members Present: Patricia Nilsson, Director
Dan Lister, Planner
Kellie George, Recording Secretary

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

Secretary Levi proceeded to the business item on the Agenda.

ACTION ITEMS

1. Case No. CR2020-0006: David and Verna Slagel are requesting a Conditional Rezone of Parcel R29025010B from "A" (Agricultural) to "R-R" (Rural Residential, two acre average minimum lot size). The 19.87 acre property is located adjacent to 8627 Prosperity Drive, Kuna. The property is also referenced as a portion of the NW¹/₄, Section 20, T2N, R1W, BM; Canyon County, Idaho.

No conflicts were stated by the Commissioners.

Planner Dan Lister presented the staff report. This is a request to rezone an approximately 19.87 acre parcel from Agriculture to Rural Residential. The development agreement would restrict development to one home on the dry area on the parcel and keep the remaining farmland in agriculture. The surrounding area is zoned Agriculture with 1 area of Rural Residential zoning. There are two dairies and a feedlot within one mile of the property. The property has an access to Prosperity Lane, a private road which has a road users maintenance agreement. Staff is recommending approval of the conditional rezone and recited the four conditions.

Commissioner Hall asked to clarify the total homes that could be on the property. Planner Lister said they could request a secondary dwelling, so there could be a total of two dwellings.

Commissioner Fried asked to clarify the conditions of approval.

Testimony:

David Slagel, 8627 Prosperity Drive, Kuna, testified in favor of the application as the applicant. They plan

to build the house in the lower east corner.

MOTION: Commissioner Hall moved to close public testimony on Case CR2020-0006, seconded by Commissioner Fried. Voice vote, motion carried.

MOTION: Commissioner Hall moved to recommend approval of Case CR2020-0006 and the development agreement based on the findings of fact and conclusion of law, to the Board of Canyon County Commissioners. Motion seconded by Commissioner Levi. Roll call vote with 6 in favor and 0 opposed, motion carried.

3. ADJOURNMENT:

Commissioner Williamson moved to adjourn. Commissioner Carpenter seconded the motion. Voice vote, motion carried. Meeting adjourned at 7:26pm.

Approved this 3rd day of September, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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