



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, September 3, 2020
6:00 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

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

Chairman Robert Sturgill called the meeting to order at 6:00 p.m.

Secretary Levi proceeded to the business item on the Agenda.

ACTION ITEMS

- 1. Action Item Case No. RZ2020-0009 & SD2020-0015: James Newell** is requesting a zoning amendment (rezone) of Parcel R30101109 from "A" (Agricultural) to "R-R" (Rural Residential). The request includes a Short Plat for Valleyview Ranch Subdivision #3, a two lot subdivision. The 5.04 acre property is located at 12045 Ranch View Drive within the Valleyview Ranch Subdivision #1; Lot 2, Block 2. The property is also referenced as a portion of the SE¼ of Section 13, T2N, R3W, B-M; Canyon County, Idaho.

No conflicts were stated by the Commission.

Dan Lister presented the staff report. The applicant is requesting a rezone from the Agriculture to Rural Residential and short plat plan to divide the property into two lots. It is similar to a rezone and short plat approved on the property to the west. He reviewed the agency comments. One letter was received from a neighbor approximately 900' north of the subject property who is concerned about views from her property. He reviewed the proposed conditions on the plat subdivision.

The two late exhibits were entered into the record.

James Newell, 3508 E Alexis Court, Nampa, testified in support of his application. He and his wife will be building a home and don't need the full five acres. The plan to sell of the second parcel to another family.

Commissioner Williamson moved to close public testimony on Case RZ2020-0009 and SD2020-0015 Motion seconded by Commissioner Fried. Voice vote, motion passed.

MOTION: Commissioner Williamson moved to approve Case RZ2020-0009 based on the findings of fact and conclusions of law. Motion seconded by Commissioner Fried. Roll call vote with 4 in favor and 0 opposed, motion carried.

MOTION: Commissioner Fried moved to recommend approval for Case SD2020-0015 based on the findings of fact, conclusions of law and conditions of approval and to forward their recommendation to the Board of County Commissioners. Motion seconded by Commissioner Williamson. Commissioner Williamson commented that he agreed with planner Lister’s statement that this proposal will not negatively affect the neighbor’s view. Roll call vote with 4 in favor and 0 opposed, motion carried.

3. ADJOURNMENT: Commissioner Williamson moved to adjourn. Commissioner Levi seconded the motion. Voice vote, motion carried. Meeting adjourned at 6:22pm.

Approved this 17th day of September, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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