



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, September 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

Staff Members Present: Patricia Nilsson, Director
Jenn Almeida, 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. Action Items: Case No. RZ2020-0010- Walker Investments Trust is requesting a Rezone of approximately 15.15 acres from an "A (Agricultural) zone to an "R-1" (Single Family Residential) zone. The subject property, parcel no. R30072010 is located on the north side of Lewis Ln., approximately 1900 ft. west of the intersection of Sky Ranch Rd. and Lewis Ln. in a portion of the SE ¼ of Section 11, T2N, R3W, BM, Canyon County, Idaho.

No conflicts were declared by the Commission.

Jennifer Almeida presented the staff report and introduced two late exhibits. She reviewed agency comments. She reviewed draft findings and did not find it consistent with a comprehensive plan policy and is incompatible with adjacent zones and is recommending denial.

Commissioner Williamson asked to review the conditionally rezoned properties and if the zoning allowed for one- or two- acre lots. Almeida responded that the average lot size was approximately 1.6 acres and required a community water system.

Chairman Sturgill entered the late exhibits into the record.

Tamara Thompson, 462 East Shore Drive, Eagle, ID, representing the applicant, testified in support of the application. She reviewed her PowerPoint presentation (Exhibit 20). The BCA advocates a range of lot sizes.

Commissioner Williamson asked if the property has irrigation rights. Ms. Thompson replied that it would need to be irrigated by individual wells.

Bob Walker, 25445 Jesmond Dene Rd Escondido, CA 92026, the applicant, testified in support of the application.

Commissioner Fried moved to close public testimony. Motion seconded by Commissioner Williamson. Voice vote, motion passed.

Commissioner Fried stated that the staff report is consistent with how the Commission has viewed other projects seeking the R-1 zone. He believes the RR zone could receive more favorable consideration but this setting is surrounded by open agricultural ground.

Commissioner Williamson agreed with Commissioner Fried. Most of the property north of Lewis Lane is bare, fallow ground that is not irrigated or farmed. A one-acre lot size in the middle of farm country is not more appropriate than the RR zone. We like to see the R-1 zone closer to areas of impact.

MOTION: Commissioner Williamson moved to recommend denial of Case RZ2020-0010 based on the findings of fact and conclusions of law and forward the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Levi. Roll call vote with 4 in favor and 0 opposed, motion carried.

2. ADJOURNMENT: Commissioner Fried moved to adjourn. Commissioner Williamson seconded the motion. Voice vote, motion carried. Meeting adjourned at 7:33pm.

Approved this 17th day of September, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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