



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, September 17, 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
John Carpenter, Commissioner

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

Chairman Robert Sturgill called the meeting to order at 7:08 p.m.

Secretary Levi read the testimony guidelines and proceeded to the business item on the Agenda.

ACTION ITEMS

- 1. Action Item: Case No. RZ2020-0014: April Bibbins** is requesting a zoning amendment (rezone) of Parcel R33835011 from an "A" zone (Agricultural) to an "R-1" zone (Single Family Residential). The 4.7 acre property is located at 23412 Lansing Lane, Middleton; also referenced as a portion of the SW¼ of Section 03, T4N, R2W, BM, Canyon County, Idaho.

No conflicts were declared by the Commission.

Dan Lister presented the staff report. The applicant is proposing to create lots for her family. The area is designated Residential in the County Comprehensive Plan. He reviewed the characteristics of nearby developments. The site does not contain prime farmland. He reviewed recent land use decisions in the vicinity. The property is surrounded by the Lansing Meadows subdivision. He reviewed the agency comments. He reviewed late exhibit #6. Staff is recommending approval as it is consistent with the surrounding and any impacts can be mitigated.

Chairman Sturgill entered the late exhibits 6 and 7 into the record.

April Bibbins, 23412 Lansing Lane, Middleton, ID, testified in support of the application as the property owner. They are requesting an R-1 zone.

Chairman Sturgill asked what her plans were for the property. She replied that her younger daughter and other family members want to live nearby.

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

MOTION: Commissioner Carpenter moved to recommend approval of Case RZ2020-0014 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 Fried. Roll call vote with 5 in favor and 0 opposed, motion carried.

2. OLD BUSINESS (tabled from the 6pm WebEx session) Action Item: Case No. PH2017-32-MOD: Maverick Towers is requesting a time extension for Case No. PH2017-32-MOD, an approved conditional use permit for a wireless telecommunication facility on Parcel R34253011. The conditional use permit expires on July 20, 2020. The property is located at 8807 HWY 20/26, Caldwell; also referenced as a portion of the NW¼ of Section 27, T4N, R2W, BM, Canyon County, Idaho.

No conflicts were declared by the Commission.

Dan Lister presented the staff report. He reviewed the need for the time extension. ITD was originally opposed to the request but withdrew the opposition as a condition was included that the applicant obtain an approach permit from ITD.

Chairman Sturgill entered the late exhibits 8 and 9 into the record.

Andy Cockell, 1815 N. 11th Street, Boise, ID, testified in support of the application as the applicant. The need for a time extension is due to a change in carriers due to a merger.

Chairman Sturgill asked about the coverage hole noted in Exhibit 9. Mr. Cockell responded it is a capacity and a signal strength hole at this time.

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

MOTION: Commissioner Carpenter moved to approve Case PH2017-32-MOD based on the findings of fact and conclusions of law and conditions of approval. Motion seconded by Commissioner Fried. Roll call vote with 5 in favor and 0 opposed, motion carried.

3. ADJOURNMENT: Commissioner Williamson moved to adjourn. Commissioner Fried seconded the motion. Voice vote, motion carried. Meeting adjourned at 7:39 pm.

Approved this 1st day of October, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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