



**CANYON COUNTY PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
Thursday, November 12, 2020  
6:00 P.M.**

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**1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING**

**Commissioners Present:** Robert Sturgill, Chair  
Patrick Williamson, Vice Chair  
Sandi Levi, Secretary  
Rick Fried, Commissioner  
John Carpenter, Commissioner  
Sheena Wellard, Commissioner  
Scott Brock, 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.

**Commission Secretary Levi** read the testimony guidelines and proceeded to the business item on the agenda.

**Action Item Case No CR2020-0010:** Mark and Tammy Satterwhite are requesting a conditional rezone of Parcel R28608103 from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone – Rural Residential) zone. The request includes a development agreement limiting residential development to no more than three new lots with lot sizes no less than five acres. The existing dwelling will be on a separate lot (approximately 34 acres) where over 30 acres will be retained for agricultural uses. The property is located at 1484 Hill Road, Melba; also referenced as a portion of the SE¼ of Section 27, T1N, R2W, B-M; Canyon County, Idaho.

No conflicts were stated by the Commissioners.

Planner Dan Lister presented the staff report. The applicant is seeking a rezone to the RR zone and is willing to limit development to 3 additional lots, each of which will be larger than 5 acres. They are willing to put a building envelope around the existing home with the remaining area to remain in agricultural use. He reviewed the agency comments. Late exhibits 8, 9 and 10 were letters from neighbors.

Commissioner Fried asked to review Exhibit 5B.

Commissioner Carpenter asked if the existing access was a private road or driveway and asked if the proposed building envelopes would be shown on the plat. Mr. Lister responded that it was a private road and the plat will be required to show the building envelopes.

The Chair asked about lot sizes in the area which were then reviewed by Mr. Lister.

The Chair entered the late exhibits 8 through 11 into the record.

Mark Loening, 3404 S. Mitchell Street, Boise, ID, testified in support of the application as the applicant. He agreed with the staff summary of their request. They agree that improvements are needed to the road and wants to put the neighbors' mind at ease that it will be dealt with. It needs dust abatement. The additional 3 lots will take on the additional cost, and he's not sure if the Weckers will contribute.

Mike Perkins, 853 N. Miner Avenue, Kuna, ID, testified in support of the application.

Brent Wecker, 1454 Hill Road, Melba, ID, testified in neutral. Their concern is their only concern. The road was built to only serve the one existing home and they should incur the initial cost of improving the road and they are willing to contribute to the on-going maintenance costs.

Mr. Loening provided rebuttal testimony. He agrees with Mr. Wecker's proposal.

**MOTION:** Commissioner Carpenter moved to close public testimony on Case CR2020-0010, seconded by Commissioner Williamson. Voice vote, motion carried.

Commissioner Carpenter wants to add an updated RUMA when the preliminary plat is submitted.

Commissioner Wellard discussed access to lots in Murrell Subdivision. She does not think a condition is needed.

Commissioner Fried discussed that most discussion is the road but this is a rezone. The road will be discussed later. He doesn't want to add to conditions that are more appropriate at the plat stage. He reference the letter from a neighbor who is opposed to the rezone.

Commissioner Williamson thought Mr. Lister explained very well how the proposal will still retain agricultural uses.

**MOTION:** Commissioner Williamson moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, and development agreement for Case CR2020-0010 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Fried. Roll call vote with 7 in favor and 0 opposed, motion carried.

Commissioner Levi moved to adjourn. Commissioner Williamson seconded the motion. Voice vote, motion passed.

**Approved this 3<sup>th</sup> day of December, 2020**

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Patrick Williamson, Vice-Chairman

**ATTEST**

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Kellie George, Recording Secretary

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