



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 17, 2020
6:00 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

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

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

Chairman Robert Sturgill called the meeting to order at 6:01 p.m.

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

Action Item Case No. OR2020-0003, RZ2020-0008, & SD2020-0013: The applicant, **Trace Leighton**, is requesting a comprehensive plan amendment of Parcels R34052010, R34050010, R34046010 and R34052 (approximately 105 acres) from agricultural to residential (Case No. OR2020-0003). The request includes a rezone from an “A” zone (Agricultural) to an “R-R” Zone (Rural Residential; Case No. RZ2020-0008) and a preliminary plat for Leighton Ranch Subdivision (SD2020-0013), a seven residential lot subdivision. The parcels are located at 21270 Trigger Ranch Lane, Star; also referenced as a portion of the SW¼ of Section 14, T4N, R2W; Canyon County, Idaho.

Dan Lister presented the staff report. He reviewed the history of the property including the two existing conservation easements held by the State of Idaho. There are nine subdivisions within a mile of the property. This request proposes 6 residential lots with an average of over 15 acres/lot which is comparable to the adjacent agricultural areas. The soils are not prime farmland soils. Growth is forecasted in this area. A preliminary plat has been provided to the Commission for their review. A private road and shared driveway will require Road User’s Maintenance Agreements. One lot in Leighton Lake #1 will need to adjust their access. The development will be served by individual wells and a shared septic system for three lots and three lots will have individual systems. Southwest District Health has approved the location of the septic systems and a variance of the setback from the existing lakes. He then reviewed the applicable floodplain development requirements. The Idaho Transportation Department has approved the access. The Star Fire District found the development met their requirements. The State Floodplain Coordinator reiterated the floodplain development requirements. No public comments were received. He reviewed the conditions of approval for the preliminary plat. The Powerpoint presentation is late Exhibit 11. Ryan Morgan, the County Engineer, is available to answer questions on the plat.

Commissioner Carpenter commended Mr. Lister on his thorough presentation. He suggested a wording change to Condition #12 to specify a private road.

Chairman Sturgill administered the testimony oath to the witnesses.

Leslie Prendiville 1014 S. La Pointe Street, Ste 3 Boise, ID, testified in support of the application as the applicant's representative. She stated the intent of this project is to continue the next phase. The first lots are for his family. They and builders will comply with the County's floodplain development requirements.

Ryan Morgan, Keller Associates, 131 SW 1st Street, Meridian, ID stood for questions.

MOTION: Commissioner Carpenter moved to close public testimony on Cases OR2020-003, RZ2020-0008 and SD2020-0013 seconded by Commissioner Williamson. Voice vote, motion carried.

Commissioner Carpenter stated that both Middleton and Star are growing into this area. He is glad to see the reclamation of the property into nice residential lots. He is support of the comprehensive plan amendment.

MOTION: Commissioner Brock moved to recommend approval of Case OR2020-003 based on the Findings of Facts, Conclusions of Law to the Board of Canyon County Commissioners. Motion seconded by Commissioner Carpenter. Roll call vote with 7 in favor and 0 opposed, motion carried.

MOTION: Commissioner Carpenter moved to recommend approval of Cases RZ2020-0008 and SD2020-0013 based on the Findings of Facts, Conclusions of Law to the Board of Canyon County Commissioners. Motion seconded by Commissioner Fried. Roll call vote with 7 in favor and 0 opposed, motion carried.

MOTION: Commissioner Brock moved to recommend approval of Case SD2020-0013 for preliminary plat, utility and irrigation plan based on the Findings of Facts, Conclusions of Law and conditions of approval with the amendment to Condition #12 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Carpenter. Roll call vote with 7 in favor and 0 opposed, motion carried.

Commissioner Fried moved to adjourn. Commissioner Williamson seconded the motion. Voice vote, motion carried. Meeting adjourned at 6:40pm.

Approved this 7th day of January, 2021

Robert Sturgill, Chairman

ATTEST

Kellie George, Recording Secretary

O:\Planning & Zoning Commission\Minutes\2020 Minutes\12-17-2020 6pm Leighton minutes.docx