



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 17, 2020
8:00 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

Staff Members Present: Patricia Nilsson, Director
Jennifer Almeida, Planner
Kellie George, Recording Secretary

Chairman Robert Sturgill called the meeting to order at 8:01 p.m.

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

Action Item Case No. Case No. CR2020-0011: Jardine Trust is requesting a conditional rezone of R29887011 & R29887011A, approximately 1.75 acres, from an “A” (Agricultural) zone to an “R-1” (Single Family Residential) zone. Also requested is a development agreement. The subject property is located at 7943 Dearborne Rd., Nampa, ID in a portion of the NE ¼ of Section 30, T2N, R2W, BM, and Canyon County, Idaho.

No conflicts or declarations were made of the Commission members present.

Planner Jenn Almeida presented the staff report. She described the history of the 1.75-acre property. The .75-acre parcel was approved for an administrative variance for property size. She reviewed subdivisions in the vicinity. The site has frontage on Dearborne Road and an approach permit was issued by the highway district and a septic permit was issued by Southwest District Health.

TJ Wellard, 17842 Sand Hollow Road, Caldwell, ID, testified in support of the application as the applicant’s representative. He said staff laid out the need for the conditional rezone.

MOTION: Commissioner Carpenter moved to close public testimony on Case CR2020-0011, seconded by Commissioner Williamson. Voice vote, motion carried.

MOTION: Commissioner Williamson moved to recommend approval of Case CR2020-0011 based on the Findings of Facts, Conclusions of Law and conditions of approval and the development agreement to the Board of Canyon County Commissioners. Motion seconded by Commissioner Carpenter. Roll call vote with 6 in favor and 0 opposed, motion carried.

Commissioner Williamson moved to adjourn. Commissioner Carpenter seconded the motion. Voice vote, motion carried. Meeting adjourned at 8:18pm.

Approved this 7th day of January, 2021

Robert Sturgill, Chairman

ATTEST

Kellie George, Recording Secretary

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