**CANYON COUNTY PLANNING & ZONING COMMISSION**

**MINUTES OF REGULAR MEETING HELD**

**Thursday, January 21, 2021**

**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

 Sheena Wellard, Commissioner

**Staff Members Present:** Kathy Frost, Lead Administrator

 Dan Lister, Planner

Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 8:02 p.m.

**Commissioner Levi** read the testimony guidelines and proceededto the business item on the agenda.

**Action Items Case No. CR2020-0012:** The applicant, Borton-Lakey Law representing **Ridgeline Vista, LLC**, is requesting a conditional rezone to rezone Parcels R37369 and R37368, approximately 190 acres, from an "A" zone to an R-R zone (Rural Residential, two-acre average minimum lot size). The request includes a development agreement to restrict residential development to no more than 20 lots with an average lot size of 8.5 acres in accordance with the conceptual site plan (Exhibit 1, Attachment A). The property is located adjacent to 11509 Shalako Street, Caldwell; also known as a portion of Sections 5 and 6, T5N, R2W, B-M; Canyon County, Idaho.

Planner Dan Lister reviewed Case CR2020-0012, including late exhibits 11 & 12.

Chairman Sturgill entered the late exhibits into the record.

Todd Lakey Applicant representative in favor 12905 Venezia Ct Nampa ID

* Mr. Lakey reviewed Case CR2020-0012. There will be20 lots, 8- 10 acres in size. This is a unique property, the ground surrounding the development will not be developed further. Public lands lie to the North and South of the property. The Little family owns land on the East, and the use will be comparable. This development will be an extension of the Highplains Estates development. The developers are aware of flood plain issues and have designed the development so that no buildings will be in the flood plain. Highplains Estates HOA is aware of this development and are supportive. The developers have agreed to incorporate into and accept the Highplains Estates CC&R’s and will contribute to maintenance fees. The development is in line with the current Comprehensive plan and Ag use will continue. There is a demand for this size lot and they are in low supply. The land is not prime for row crop production, or large-scale farming use, it is suited for small scale farming and Ag use. The USDA study shows small farms 10 acres or less can be productive, other appropriate uses could be, horses, cows, flora culture, and organic crops. Water rights are available for each lot. Homes will follow current pattern. We are not in agreement with fire district requirements based on Idaho code. Current road is functional will be maintained it as is. We would like to remove the reference to condition 2a and we will conduct a wildlife study. We are unaware of BLM access or easements, and are aware of challenges regarding wireless services, there are no plans to add them at this time. Common lots could provide for utility services if needed. There will be 2 acre building envelopes to maintain ag use. CC&R’s will limit the number of farm animals to 2 per acre.

Motion: Commissioner Williamson moved to continue case #CR2020-0012 to follow 9pm hearing tonight January 21, 2021. Commissioner Carpenter seconded the motion. Voice vote motion carried.

 **Approved this 4th day of February, 2021**

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 Robert Sturgill, Chairman

**ATTEST**

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Kellie George, Recording Secretary

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