**CANYON COUNTY PLANNING & ZONING COMMISSION**

**MINUTES OF REGULAR MEETING HELD**

**Thursday, January 7, 2021**

**7:00 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

John Carpenter, Commissioner

Scott Brock, Commissioner

Sheena Wellard, Commissioner

**Staff Members Present:** Patricia Nilsson, Director

Jennifer Almeida, Planner

Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 7:51 p.m.

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

**Action Items Case No. RZ2020-0020**: **Shilo C. Watts** is requesting a conditional rezone of approximately 28.96 acres from an “A” (Agricultural) zone to a “CR-RR” (Conditional Rezone/Rural Residential) zone. Also requested is a development agreement which will restrict the development of the site to three (3) residential lots. The subject property is located at 22750 Arena Valley Rd., Wilder, Idaho, in a portion of the NW ¼ of Section 7, T4N, R5W, B.M., Canyon County, Idaho.

No conflicts or declarations were stated by the Commission.

Planner Jenn Almeida presented the staff report. She reviewed the late exhibit from the Boise Project Board of Control. Their concern can be addressed when the property is platted. She reviewed the requested rezoning and the future land use map in the comprehensive plan. The property does not have water rights and the development agreement will restrict the number of new lots. She reviewed the surrounding properties and this proposal is compatible. She reviewed the comments from the highway district concerning access spacing. Individual wells and septic systems will be utilized. As restricted staff is recommending approval.

The Chair entered the late exhibit into the record.

John Healey, 932 W. Heather Woods Drive, Nampa, ID, testified in support of the application as the applicant’s representative. They are requesting the rezone to be able to create three lots. They have road frontage on Fern and Arena Valley Road.

Commissioner Carpenter sees the irrigation canal and wondered if they have access to the water. Mr. Healey said they don’t have access to the water.

Shilo Hixon, 22750 Arena Valley Road, Wilder, ID, testified in support of the application as the applicant. He said water cannot be taken from the adjacent ditch. He said he legally changed his last name which is why it differs from the name on the file.

**MOTION:** Commissioner Carpenter moved to close public testimony on Case RZ2020-0020, seconded by Commissioner Williamson. Voice vote, motion carried.

**MOTION:** Commissioner Carpenter moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval and the development agreement, for Case RZ2020-0020 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Williamson. 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 8:09pm**.**

**Approved this 21st day of January, 2021**

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Robert Sturgill, Chairman

**ATTEST**

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Kellie George, Recording Secretary

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