



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, March 11, 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
Scott Brock, Commissioner
Sheena Wellard, Commissioner

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

Chairman Robert Sturgill called the meeting to order at 8:00 p.m.

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

Action Items Case No. OR2020-0012 & RZ2021-0007: Amy & Cody Lords are requesting a Comprehensive Plan Map Amendment to change the designation of R29693011B & R29693012 from “Agriculture” to “Residential.” Also requested is a Rezone of approximately 5.53 acres from “A” (Agricultural) to “R-R” (Rural Residential). The subject properties are located on the south side of Deer Flat Rd., approximately 1352 ft. southeast of the intersection of Hwy 45 and Deer Flat Rd. in a portion of the NW ¼ of Section 22, T2N, R2W, BM, Canyon County, Idaho.

Planner Jennifer Almeida presented the staff report with recommendation of approval; She indicated that Nampa Highway District granted the Applicants a variance for access onto Deer Flat – Late Exhibit 26. Also late exhibit 27, a letter of support from Cary Wagner.

Commissioner Williamson asked for clarification about the parcel or parcels on the staff report? Planner Almeida indicated it was two parcels. He also asked about exhibit 24 & 25 in regards to the concerns indicated making it a neutral letter? Planner Almeida described the letter contents making more issue with older 1970s subdivision, therefore it was a neutral letter. He also asked about why not leave the land zoned Ag and have animals. Planner Almeida indicated the parcels were deeded to be separated and it did not go through the county, therefore the Applicant had to rezone in order to get a building permit.

Late Exhibits were entered into the record.

Testimony in favor – Cody Lords, the Applicant, 1113 W Edwards Ave, Nampa, Idaho 83686, with short testimony the Applicant indicated he wanted to combine the parcels to have five acres and build his house. Commissioner Williams asked about a development agreement to prevent future splits. The Applicant indicated that no future splits were planned. More discussion was made between the Applicant, Commissioner Williamson, and Planner Almeida in regards to the Ag use of the land.

Testimony in opposition – Charmain Allcott, 8759 Deer Flat Road, Nampa Idaho, 83686, she only voiced a question about why the land cannot remain AG as it is zone now and just build their house?

Testimony in opposition – William Stevens, 8767 Deer Flat Road, Nampa, Idaho 83686, he made comment that he does not like all the houses and subdivision going in and around AG land. He also made comment that there were no orchards within twelve miles. Commissioner Williamson commented back that pests and disease can travel and good farm practices help everyone.

Testimony in rebuttal - Cody Lords, the Applicant, 1113 W Edwards Ave Nampa, Idaho 83686 indicated he did not have anything to add other than to complete this process to get his building permit.

Planner Almeida reiterated other than being eligible for an administrative land division, going through a rezone enables a build permit possibility.

MOTION: Commissioner Brock moved to close public testimony on Case OR2020-0012 & RZ2021-0007, seconded by Commissioner Williamson. Voice vote, motion carried.

MOTION: Commissioner Brock moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, for Case OR2020-0012 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Wellard. Roll call vote with 6 in favor and 0 opposed, motion carried.

MOTION: Commissioner Brock moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, for Case RZ2021-0007 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 Brock moved to adjourn. Commissioner Levi seconded the motion. Voice vote, motion carried. Meeting adjourned at 8:36pm.

Approved this 1st day of April, 2021

Robert Sturgill, Chairman

ATTEST

Kellie George, Recording Secretary

O:\Planning & Zoning Commission\Minutes\2021 Minutes\3.11.2021 - 8pm Lords minutes.docx