



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, March 18, 2021**  
**7:00 P.M.**

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**1<sup>ST</sup> 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:** Dan Lister, Planner  
Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 7:00 p.m.

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

**Action Item Case No. CU2020-0015:** The applicant, **Superior Construction and Excavation, Inc.**, is requesting a conditional use permit on Parcels R37455 & R37443 to allow mineral extraction (long-term). The duration of the request is 20 years. The vacant properties, approximately 221 acres, are located over 1,000 feet north of Edna Lane, Middleton. The properties are also referenced as a portion of the NE¼ of Section 23 and portion of the NW ¼ of Section 24, T52, R2W; Canyon County, Idaho.

Staff presentation with recommendation of modified conditions: number two including condition and condition number eight. Commissioner asked about exhibit C in condition number eight. Discussion was made of the conditions and the changes. Commissioner Williamson joined the discussion. Commissioner Brock made comment about the steepness and curvature of the haul route and he has significant concerns about the impact of that issue. Planner Lister indicated Canyon Highway District would require a traffic impact study before commencement of use. Commissioner Levi commented on the future land use and the plan to flatten out the area.

Late exhibits were entered.

Testimony in favor – Adam Little – 1137 E Harcourt Dr, Boise Idaho, 83702, - testified his favorability of the project, answered questions about the impact of haul trucks, the work they were doing with IDFG, there would be no crushing or batch plant, and after would perform reclamation of the project. Commissioner Williamson asked about a cover crop and Commissioner Brock made comment and discussion with the Applicant about the significant impact to traffic. Applicant reassured the board they were working with CHD#4 for beneficial routes and mitigation of traffic impact.

Testimony in opposition – Gary Vezzoso – 26231 N Blessinger, Middleton, ID 83644 – testified that he is the closest neighbor, and the dust would be coming towards them as they are downwind, the water would drain to his place, and the trucks will go where they want. The bridge he put in to get to his house, but he does not know what kind of crossing the creek nor would noise be able to be prevented. He also does not see reclamation plan and are not good neighbors.

Testimony in rebuttal - Adam Little – 1137 E Harcourt Dr, Boise Idaho, 83702 – application to use ditch was from Bureau of Reclamation. Fire – Canyon County Fire – road will be scrapped to mitigate for fire suppression. The land will be reclaimed while working with agencies. Have discussed the neighbor issues for traffic.

**MOTION:** Commissioner Fried moved to close public testimony on Case CU2020-0015, seconded by Commissioner Williamson. Voice vote, motion carried.

Commissioner Williamson asked about who have to improve the road, Planner Lister commented the Applicants would have to including to meeting all agency standards. Commissioner Carpenter and Planner Lister had discussion about traffic. Commissioner Brock made comments he is on the fence on his opinion that the turns of the road are significant and he has concerns the Ada County Highway District agency did not have comments and leans towards tabling the case.

**MOTION:** Commissioner Williamson moved to table case to 9pm hearing. Commissioner Carpenter okay with seconded the motion, but it's a 20 year project, and seconded the motion. Commissioner Levi made a point of order. Voice Vote, motion failed.

**MOTION:** Commissioner Carpenter to table the Case CU2020-0015 to another to be determined to future hearing. Motion seconded by Commissioner Brock. Voice Vote, motion carried.

Commissioner Williamson moved to adjourn. Commissioner Carpenter seconded the motion. Voice vote, motion carried. Meeting adjourned at 8:34pm.

**Approved this 15th day of April, 2021**

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Robert Sturgill, Chairman

**ATTEST**

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