



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, March 18, 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

Staff Members Present: Dan Lister, Planner
Kellie George, Recording Secretary

Chairman Robert Sturgill called the meeting to order at 8:36 p.m.

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

Action Item Case No. RZ2020-0027: The applicant, Alan Mills representing **Greg Schatzel**, is requesting a zoning map amendment (rezone) of Parcels R23921 and R23928 from an “A” Zone (Agricultural) to an “R-1” Zone (Single Family Residential). The properties totaling 26.4 acres are located at 23201 Lansing Lane and 9164 HWY 44, Middleton. The properties are also referenced as a portion of the SE¼ of Section 4n T4N, R2W; Canyon County, Idaho.

Staff report presented to the board and recommends approval of rezone.

Chairman Sturgill made comments about that small projects do not trigger TIS, but would like know if traffic improvements are slated? Planner Lister indicate no.

Commission Williamson asked about flood plain, and Planner Lister indicated no, the land is a wetland.

No late exhibits

Commissioner Brock want to know if City of Middleton weighed in? Planner indicated City of Middleton offered a utilities map and the offer to hook into city services.

Testimony in favor – Alan Mills, PO Box 206 Middleton Idaho, 83644, Applicant indicated he agrees with staff report, that he’s worked with Whispering Creek development, they have no problem with rezone. Couple agencies – SWDH and CHD – making some demands that are throwing the project timeline off.

MOTION: Commissioner Fried moved to close public testimony on Case RZ2020-0027, seconded by Commissioner Williamson. Voice vote, motion carried.

Deliberation – Commissioner Brock commented the land has been sitting for a while, it fits. SWDH has a bottle neck for lack of concept plans and slow process down – in favor. Commissioner Williamson, agrees the land is hard to farm. Chairman Sturgill commented about all the developments and he had lots of concern along Highway 44; that the small rezones add up and he’s not inclined to approve rezone

because of traffic concerns. Commissioner Brock commented ITD are not approving projects more than thirty units. Commissioner Williamson also made similar comments. Chairman Sturgill commented that the BOCC most likely approved should P&Z deny the rezone,

MOTION: Commissioner Williamson moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, for Case RZ2020-0027 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Fried. Roll call vote with two in favor and three opposed, motion failed.

Commissioner Fried and Planner Lister discussed the platting stage and traffic being dealt with then.

MOTION: Commissioner Fried moved again to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, for Case RZ2020-0027 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Brock. Roll call vote with two in favor and three opposed, motion failed.

MOTION: Commissioner Williamson moved to recommend denial of the Findings of Facts, Conclusions of Law and conditions, for Case RZ2020-0027 and to bring back revised FCOs on April 1st, 2021 – change item G to require traffic improvement. Commissioner Levi requested change to item D. Commissioner agreed with change. Chairman Sturgill comments about P&Z bringing pressure and revolt to BOCC and other agencies for change. Motion seconded by Commissioner Levi. Roll call vote with three in favor and two opposed, motion carried.

Commissioner Williamson moved to adjourn. Commissioner Levi seconded the motion. Voice vote, motion carried. Meeting adjourned at 9:23pm.

Approved this 15th day of April, 2021

Robert Sturgill, Chairman

ATTEST

_____, Recording Secretary

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