



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, March 4, 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  
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 7:00 p.m.

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

**Action Items Case No. RZ2020-0021: Kent Bradshaw** is requesting a Rezone of two (2) parcels that total approximately 28.55 acres from an "A" (Agricultural) zone to a "R-R" (Rural Residential) zone. The subject properties, R34502 & R34506 are located at 15361 Willis Rd. Caldwell, Id. and is located in the NE ¼ of Section 4, T4N, R3W, BM, Canyon County, Idaho.

Commissioner Wellard declared a conflict as her company had done surveying on this property and may be contracted to prepare a plat and she recused herself. No other declarations or conflicts were stated by the Commission.

Planner Jennifer Almeida presented the staff report. The property is designated as Residential on the future land use maps of both the County and the City of Middleton. The property is located within the Middleton Area of City Impact. The adjacent property is zoned Rural Residential. She reviewed lot sizes in nearby subdivisions. The site is access from a private road and Canyon Highway District #4 requested the approach to Willis Road be removed and the new approach be paved. The project will be served by individual wells and septic systems. The Black Canyon Irrigation District stated that existing later rights of ways be protected. The existing water features do not require review by the Army Corps of Engineers. Staff is recommending approval.

Commissioner Fried asked about the prior approval restricting the property to agricultural only. Planner Almeida stated that the property is agricultural unless jurisdictional approval for a rezone is obtained.

Commissioner Williamson asked about the number of lots stated in the letter of intent. Planner Almeida stated that the applicant intends to create 7 lots, but the applicant can clarify whether that includes the parcels created by a prior administrative land division.

Kent Bradshaw, 15361 Willis Road, Caldwell, ID, testified in support of the application as the applicant.

He plans to build a house for himself on Parcel C as shown on the record of survey. There are 6 and up to 7 parcels will be created.

Commissioner Williamson asked to clarify the number of lots and the location of the private road.

**MOTION:** Commissioner Williamson moved to close public testimony on Case RZ2020-0021, seconded by Commissioner Carpenter. Voice vote, motion carried.

**MOTION:** Commissioner Williamson moved to recommend approval of the Findings of Facts, Conclusions of Law for Case RZ2020-0021 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Carpenter. Roll call vote with 6 in favor and 0 opposed, motion carried.

Commissioner Carpenter moved to adjourn. Commissioner Brock seconded the motion. Voice vote, motion carried. Meeting adjourned at 7:23pm.

**Approved this 1st day of April, 2021**

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Robert Sturgill, Chairman

**ATTEST**

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Kellie George, Recording Secretary

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