



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, March 4, 2021
9:00 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
John Carpenter, Commissioner
Scott Brock, Commissioner
Sheena Wellard, Commissioner

Staff Members Present: Patricia Nilsson, Director
Julianne Shaw, Planner
Kellie George, Recording Secretary

Chairman Robert Sturgill called the meeting to order at 10:08 p.m.

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

The Commission amended the agenda to move items 4 and 5 ahead of item 1.

Action Items Case No. RZ2020-0024: The applicant, **Gregory Spohn**, is requesting to rezone of three (3) Parcels R37463010B, R37463010C0, & R37463010B1 that total approximately 14.4 acres from "A" (Agricultural) to "R-1" (Single Family Residential). The average minimum lot size in an "R-1" zone is one (1) acre. The properties are located east of the intersection of Plumberry Court and Kingsbury Road at 25250, 25158, and 0 Kingsbury Road, Middleton, ID 83644; also referenced as a portion of the SW TX 97617 LS TX 16537 IN SWSW; SW TX 98330 IN SWSW; and SW TX 16537 IN SWSW; of Section 26 T5N, R2W B.M. Canyon County, Idaho.

Commissioner Wellard declared a conflict and recused herself from participating in this case. Commissioner Brock declared he drives through this area frequently. No other conflicts or declarations were stated by the Commission.

Planner Julianne Shaw presented the staff report. The future land use designation in the comprehensive plan is Residential. If approved the project will require platting.

Commissioner Williamson asked about access. Planner Shaw replied the applicant worked with the highway district. A connection to the east is not necessary as that property has access to Purple Sage Road.

Gary Johnston, PO Box 220, Star, ID, testified in support of the application as the applicant. He reviewed the existing homes in the vicinity. He confirmed the conceptual design shows 13 lots. They had one response opposed to the rezone at the neighborhood meeting.

Commissioner Williamson asked what was the reason to choose R-1 and not the RR zone? Mr. Johnston

replied they were trying to mirror the adjacent subdivisions in the area.

Commissioner Brock asked what his being farmed. Mr. Johnston said it has weeds and gophers.

MOTION: Commissioner Brock moved to close public testimony on Case RZ2020-0024, seconded by Commissioner Fried. Voice vote, motion carried.

MOTION: Commissioner Brock moved to recommend approval of the Findings of Facts and Conclusions of Law for Case RZ2020-0024 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Fried. Roll call vote with 5 in favor and 1 opposed, motion carried.

Action Items Case No. SD2019-0013 Hesse Acres: Mason Engineering is requesting a preliminary plat submittal to create eight (8) buildable lots and two (2) common lots on Parcels R30800, R3080010, and R30795, retaining existing residences at 17260 & 17178 Madison Road, on the east side of Madison Road, approximately 868 feet north of Cherry Lane. The current zoning is "R1" Single Family Residential. Parcel R30800 is also referenced as 03-3N-2W SE TX 20263 IN SWSE B.M; Canyon County, Idaho.

MOTION: Commissioner Carpenter moved to table Case SD2019-0013 to March 11, 2021, at 6pm. Motion seconded by Commissioner Williamson. Voice vote, motion carried.

Action Item Old Business Case No. CU2020-0001: Peckham Rd. Trust: FCO of denial

MOTION: Commissioner Williamson moved to approve the Findings of Facts, Conclusions of Law and conditions of approval, for Case CU2020-0001. Motion seconded by Commissioner Carpenter. Voice vote, motion carried. (Fried recused.)

Action Item Old Business Case No. SD2018-0031 Country Sage Ranches Subdivision: FCO of denial

MOTION: Commissioner Carpenter moved to approve the Findings of Facts, Conclusions of Law for Case SD2018-0031. Motion seconded by Commissioner Williamson. Voice vote, motion carried. (Fried and Wellard recused.)

Action Item Old Business Case No. OR2020-0011 & RZ2020-0017 Marshall Davis Trust: FCO of denial

MOTION: Commissioner Williamson moved to approve the Findings of Facts, Conclusions of Law for case OR2020-0011 and Case RZ2020-0017. Motion seconded by Commissioner Carpenter. Voice vote, motion carried. (Levi recused.)

Commissioner Williamson moved to approve the minutes of the February 11, 2021 minutes as written. Motion seconded by Commissioner Carpenter. Voice vote, motion passed. (Fried recused)

Commissioner Williamson moved to approve the minutes of the February 18, 2021, 6pm, 7pm and 8pm minutes as written. Motion seconded by Commissioner Carpenter. Voice vote, motion passed. (Fried and Wellard recused.)

Commissioner Williamson moved to approve the minutes of the February 18, 2021, 9pm minutes, as written. Motion seconded by Commissioner Carpenter. Voice vote, motion passed. (Fried, Levi and Wellard recused.)

Director Nilsson updated the Board on general department activities.

Commissioner Williamson moved to adjourn. Commissioner Fried seconded the motion. Voice vote, motion carried. Meeting adjourned at 10:56pm.

Approved this 1st day of April, 2021

Robert Sturgill, Chairman

ATTEST

Kellie George, Recording Secretary

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