



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, June 6, 2024
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Commissioner
Patrick Williamson, Commissioner
Matt Dorsey, Commissioner
Miguel Villafana, Commissioner

Staff Members Present: Jay Gibbons, Assistant Director of Development Services
Carl Anderson, Planning Supervisor
Amber Lewter, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:31 p.m.

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

Planning and Zoning Workshop

Item 1A:

New Legislation – AOI and Ag Preservation Areas

Assistant Director Jay Gibbons advised the new legislation goes into effect July 1, 2024. He began by reviewing Senate Bill 1403 that focuses on the area of city impact and the County having jurisdiction over those areas. It specifies the process and timeline the County has to review the city of area impact and is preferred to do so with the Cities. It defines the criteria to evaluate the Cities' request. The area of city impact cannot extend past 2 miles of their current boundaries and if two or more cities abut each other than the County facilitates the in-between.

Commissioner Williamson asked about the timeline the County has to make the changes and the backlog DSD currently has. Assistant Director Jay Gibbons stated they will take precedence over land use applications and will come forward in front of P&Z for recommendation for the Board. Commissioner Williamson asked if this elevates some of the push and pull that occurs between two cities when they abut each other. Assistant Jay Gibbons stated he imagines it will improve instances like that.

Commissioner Sheets asked if the County plans to submit the AOI changes to Planning and Zoning. Assistant Director Jay Gibbons confirmed they are.

Commissioner Williamson asked the cities that straddle counties if they are going to quickly set up an agreement with the county. Assistant Director Jay Gibbons stated they will and are currently working with Star.

Chairman Sturgill asked if generally speaking the areas of impact will shrink. Assistant Director Jay Gibbons stated some may but not necessarily.

Planning Supervisor Carl Anderson explained the 2-mile area impact has to also meet the criteria.

Chairman Sturgill stated the 5-year plan seems more restrictive than the 2-mile.

Commissioner Sheets stated it seems this is the maximum it can become with the 2-miles. Planning Supervisor Carl Anderson stated it seems that way to him as well.

Commissioner Dorsey asked about the efficiency of the cities allowing or not allowing builds in an impact area. Assistant Director Jay Gibbons stated it should.

Commissioner Williamson asked if the cities need to prove they need to extend their city of impact. Assistant Director Jay Gibbons stated the new bill doesn't speak to that but that would be a topic for conversation.

Commissioner Villafana asked about section 2. Commissioner Villafana foresees a lot more yes's within city impact areas. Assistant Director Jay Gibbons stated that wasn't the intent of the language, the intent was that the County cannot refuse a development to prevent a city from growing.

Assistant Director Jay Gibbons began discussing House bill 608. The intent of the bill is to allow land owners to bring forward a proposal to set aside land for ag purposes. The Board will decide if the land will have an ag protection or not. If the land gets ag protection it will be valid for a minimum of 20 years. Roadway improvements can still happen.

Commissioner Villafana explained how the bill was created. The thought was it to be voluntary for people to come forward and apply to protect their land. It is to show the Commissioners that the area is still actively farming.

Commissioner Dorsey stated the right to farm act protects the farmers.

Chairman Sturgill asked if this will influence the map designated for future land use in the comprehensive plan. Commissioner Dorsey stated he doesn't think it will. Assistant Director Jay Gibbons stated it could.

Item 1B:

Planning and Zoning Bylaws

Assistant Director Jay Gibbons reviewed the latest updates on the bylaws.

There was discussion that ensued between Assistant Director Jay Gibbons and the Commissioners on the bylaws proposed changes.

Assistant Director Jay Gibbons stated it is still a work in progress and the first hearing in July he will have a more final version and can be adopted that night.

Commissioner Sheets asked if anyone has reservations or changes. Commissioner Sheets stated he doesn't think so. Chairman Sturgill stated there is some fine tuning but nothing substantial and is comfortable with that he sees.

Commissioner Dorsey stated the general direction is great.

Chairman Sturgill asked if a word document can be sent to all the Commissioners so they can turn the changes off and on to clear up some of the formatting. Assistant Director Jay Gibbons stated he can do that.

Item 1C:

Update on FCO procedures and Documents

Planning Supervisor Carl Anderson stated they are working with staff internally in regards to processes, staff reports, how they present information, and how they bring FCO's forward for consideration. They are looking at within the next couple months to start implementing changes but there is not a clear direction as of yet. The goal is to help the Commission but also be efficient in the staff report. Planning Supervisor Carl Anderson advised the Commissioners if they have anything they like or don't like to communicate. One change that will be occurring is FCO's will not be intended to be signed the night of the hearing but brought back at the next hearing.

Chairman Sturgill suggested the format 5-6 years ago on staff reports had an index on the left side showing the exhibits.

Commissioner Williamson asked for the exhibit numbers to be consistently in the same location.

ACTION ITEM – APPROVAL OF MINUTES

MOTION: Commissioner Williamson moved to approve May 2, 2024 minutes. Seconded by Commissioner Villafana. Voice vote, motion carried. Commissioner Dorsey recused himself due to not being present.

MOTION: Commissioner Williamson moved to approve May 16, 2024 minutes. Seconded by Commissioner Sheets. Voice vote, motion carried. Commissioner Dorsey and Commissioner Villafana recused themselves due to not being present.

DIRECTOR, PLANNER, COMMISSION COMMENTS:

Planning Supervisor Carl Anderson reviewed the upcoming hearings and the cases that will be on them.

Chairman Sturgill advised for the Commissioners that were not present on the May 16, 2024 hearing for the Firefly Ranch, LLC / Bent to review the minutes and possibly the audio so they can deliberate on the continuance on June 20, 2024 hearing.

ADJOURNMENT:

MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Williamson. Voice vote, motion carried. Hearing adjourned at 8:05 PM.

An audio recording is on file in the Development Services Departments' office.

Approved this 20th day of June, 2024



Robert Sturgill, Chairman

ATTEST



Amber Lewter – Hearing Specialist