



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, July 3, 2025
6:30 P.M.

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

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Geoff Mathews, Commissioner
Matt Dorsey, Commissioner

Staff Members Present: Dan Lister, Planning Supervisor
Michelle Barron, Principal Planner
Ryan Varon, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

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

Item 1: Consent Agenda – Action Items

- A. May 15, 2025 MINUTES**
- B. June 12, 2025 MINUTES**
- C. Case No. CU2024-0013 – The Wild Oak, LLC: Approve FCO's**
- D. Case No. CR2022-0025 – Callister: Approve FCO's**

Chairman Sturgill abstained from voting on item 1A due to not being present for the May 15, 2025 hearing. It was noted that the changes Commissioner Mathews and Commissioner Nevill suggested were adjusted accordingly.

Motion: Commissioner Nevill moved to approve the Consent Agenda, seconded by Commissioner Mathews. Voice vote, motion carried.

Item 2A:

Case CR2022-0031 – Werhane: The applicant, William and Gena Werhane, is requesting a conditional rezone of Parcels R33590012B and R33590012C, approximately 8.93 acres, to amend the County zoning map from an "A" (Agricultural) Zone to a "CR-C-1" (Conditional Rezone – Neighborhood Commercial) Zone. The request includes a development agreement. The property is located at 0 Hwy 55, Caldwell, southeast of the Hwy 55/Sunny Slope Road and Churruca Lane intersection.

On March 20, 2025, this case was continued to a date certain of May 15, 2025. On May 15, 2025, this case was continued to a date certain of July 3, 2025.

Planner Michelle Barron described the events leading to the aforementioned case being continued to July 3, 2025.

Deliberation:

Commissioner Nevill asked for clarification on what uses were allowed, compared to the proposed development agreement, if this case was denied and the property remained in the agricultural zone. Planner Barron reviewed the uses that could be applied through a conditional use permit or director's decision, including animal hospitals, wineries, distilleries, breweries, or farm implement or supply sales.

Commissioner Sheets reiterated his concern regarding condition 4, stating there could be constitutional issues with dictating exactly what wording could be used. He suggested striking everything after the second sentence. He also suggested modifying condition 2 to include a TIS should be required at the time of use designation. Commissioner Sheets also stated he believes the conditional rezone is appropriate for this area.

Commissioner Dorsey asked for clarification on the highway districts listed. Planner Barron explained there are 3 jurisdictions for that specific parcel that overlap. Commissioner Dorsey also commented that this piece of land is not going to be productive agriculture land again.

Commissioner Mathews stated he is opposed to this request. If Highway 55 is widened all the way to Marsing, there won't be much left of this parcel to do anything with, so a commercial operation is not appropriate.

Chairman Sturgill read into the record his thoughts after reviewing the audio, minutes, and appropriate documentation for this case. He started by thanking the applicant, and expressed his understanding of the lengthy process to get to this point. Chairman Sturgill continued to read that this case is important as this property is the gateway to the jewel of Canyon County Sunny Slope wine region. A wise decision will enhance the value of agricultural and agritourism, while a poorly considered decision could spark a catastrophic commercialization of the entire region. He agrees with the consensus expressed by the commission on May 15th as the property has limited suitability for most agricultural production activities and some of the proposed uses in the application are not consistent with the area, including the irrelevance of a historical theme. Some of the proposed uses could be consistent with the surrounded area if implemented on a limited scale, are consistent with the agritourism theme and would provide valuable amenities. Chairman Sturgill agrees with concerns of the commission that a commercial rezone will lead to incremental development that moves the area further away from the agritourism vision, and stated he cannot support the existing rezone application as it's conditioned with the current proposed list of uses. He further stated he is troubled that Canyon County has not defined the specific uses that fit within the comprehensive plans' Agritourism map, and a thoughtful articulation of those uses is long overdue.

MOTION: Commissioner Nevill moved to **recommend denial** for Case No. CR2022-0031 to the Board of County Commissioners, and modify the Findings of Fact, Conclusions of Law & Order to revise findings for conditions 2, 3, and 4. In regard to condition 2, the requested land use is not more appropriate; in regard to condition 3, the request is not compatible with surrounding land uses; in regard to condition 4, the requested land use will negatively affect the character of the area. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Mathews reiterated it is a dangerous intersection, and whatever use is allowed should be something with a low impact to traffic.

Commissioner Nevill expressed he had no issues with approving a use that is already allowed and does not take away from the agricultural nature of the area.

Chairman Sturgill stated there are a number of commercial enterprises in the area that are consistent with the theme of the area, and suggested that any proposed uses are carefully refined and developed.

Commissioner Dorsey expressed his concerns on the lack of clear direction to move forward with applications and requests similar to this.

Chairman Sturgill concurred, and reiterated the significance of developing a more specific list of approved uses that would be consistent with the agritourism theme.

Roll call vote: 3 in favor, 2 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Planning Supervisor Dan Lister stated there were 3 applications for P&Z Commission members and interviews would start soon.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Mathews. Voice vote, motion carried. Hearing adjourned at 7:16 P.M.

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

Approved this 7th day of August, 2025



Robert Sturgill, Chairman

ATTEST



Caitlin Ross, Hearing Specialist