



CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Monday, August 4, 2025
1:00 P.M.

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

Hearing Examiner Present: Leon Letson

Staff Members Present: Dan Lister, Planning Supervisor
Emily Bunn, Principal Planner
Caitlin Ross, Hearing Specialist

Hearing Examiner Leon Letson called the meeting to order at 1:00 p.m., reviewed the testimony guidelines, affirmed the staff and witnesses, and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. July 7, 2025 Minutes

Hearing Examiner Letson moved to **approve** the Consent Agenda.

Item 2A:

Case No. ZV2024-0005 – The applicant, Gregory Parker, is requesting a variance to reduce the front setback requirement in the Agricultural (“A”) zone from 30’ to 12’ for Van Slyke Road. The subject property is located at 23023 Everrose Rd, Wilder, ID 83676 (R33213010A).

Hearing Examiner Letson called the applicant to testify.

Greg Parker – (Applicant) IN FAVOR – 23023 Everrose, Wilder, ID 83676

Mr. Parker explained his request of a variance to reduce the existing setback from 30 feet to 12 feet, which was a recommendation by the Golden Gate Highway District. He wants the ability to build a shop on the property; however, there are limited building areas due to some characteristics of the property, including the 20-foot wide easement, the location of the septic system, irrigation, and a propane tank. He does not believe putting a shop in front of the house is appropriate. Mr. Parker mentioned his suggestion on building the shop on the side of the house, and also explained some of the challenges with staff's suggestion of moving it closer to the house. He reviewed the support from one of the neighbors and the letter of recommendation from the highway district. Mr. Parker explained the existing structure on his property that he uses as storage and an animal shelter, and why a building permit would be needed after they had already added the awning, making the overall square footage out of compliance. He also explained the easement and how his side is wider, which he felt was unusual. Mr. Parker finished with reiterating the significant investments he has already put into his property and the only location he felt made sense for the proposed shed.

Hearing Examiner Letson confirmed the locations of the septic area, gas line and irrigation. Mr. Parker detailed the characteristics of the other side of the house, and explained the irrigation in the grazing field to the rear of the house. He also emphasized the challenges of driving to the back with the propane tank in its current location. Hearing Examiner Letson clarified with Mr. Parker that the contractor pulled the

permits for the house and Mr. Parker has never pulled a permit with Canyon County for anything like this.

Planner Emily Bunn reviewed the Staff Report for the record.

Hearing Examiner Letson asked for clarification on the larger area on the roadway next to the applicants' property and whether that was consistent along Van Slyke Road. Planner Bunn believes it is consistent according to the mapped section line. Planning Supervisor Dan Lister agreed. Hearing Examiner Letson asked if this was an area proposed for future development, creating more traffic and the need for further road widening. Planning Supervisor Lister explained there is a dedication of a subdivision to the north, and the section lines with a 70-foot center line setback on both sides is consistent with that plan unless the highway district waves it. He also mentioned it is a future collector. There was further discussion on the potential widening of the road and how it would affect the applicant.

Testimony:

Greg Parker – (Applicant) REBUTTAL – 23023 Everrose, Wilder, ID 83676

Mr. Parker believes he should have the same ability as the neighbors concerning the number of feet off the road into the property and being able to utilize that space. He also reiterated the significant investments previously mentioned. He is hoping that if the shop is not approved, that at least the existing shed can remain where it is currently located.

Hearing Examiner Letson expressed his concerns regarding any future expansion and the potential of the applicant needing to move any structures that interfere with that. Planning Supervisor Lister confirmed that the highway district's letter is not asking for anything more than the 25 feet from the center of the road at this time. Planner Bunn explained the section line may not be the center of the road, and future expansion is going to depend on what the population growth is in the area.

Mr. Parker asked what a collector was, and Hearing Examiner Letson explained the three different categories and how it applied to Van Slyke Road. He also confirmed the highway district has already designated Van Slyke as a future collector road.

Hearing Examiner believes setbacks are important, and recognizes that the agency that would be most affected does not have a concern with the applicants' request. He explained consistency with neighboring properties is important, but there were no comments in opposition. He gave Mr. Parker a heads up that if this was approved, a future road widening may create concerns with the structures on his property, and doesn't want to create a situation that is going to end up being a bigger cost.

MOTION: Hearing Examiner Letson moved to **approve** Case No. ZV2024-0005.

Discussion on the motion:

Hearing Examiner Letson reminded the applicant he would need to obtain a building permit for anything over 200 square feet, which includes the existing shed. Planning Supervisor Lister requested adding a condition that would restrict any more structures being built than what is existing and the proposed shop, to which Hearing Examiner agreed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

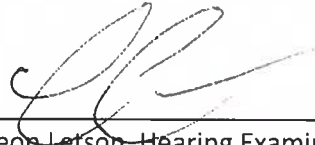
None.

4. ADJOURNMENT:

Hearing Examiner Letson adjourned the hearing at 1:50 P.M.

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

Approved this 18th day of August, 2025

A handwritten signature in black ink, appearing to be 'L. Letson', written over a horizontal line.

Leon Letson, Hearing Examiner

ATTEST

A handwritten signature in black ink, appearing to be 'Caitlin Ross', written over a horizontal line.

Caitlin Ross, Hearing Specialist