



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, September 18, 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: Jay Gibbons, Director of Development Services
Dan Lister, Planning Supervisor
Deb Root, Principal Planner
Emily Bunn, Principal 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. Case Nos. OR2022-0002 and RZ2022-0002 – Christensen:** Approve FCO's
- B. Case Nos. OR2023-0005 & CR2023-0011 – Q2 LLC:** Approve FCO's
- C. Case No. CR2024-0005 – Young:** Approve FCO's

Motion: Commissioner Nevill moved to approve the Consent Agenda, amended as discussed, seconded by Commissioner Sheets. Voice vote, motion carried.

Item 2A:

Case No. PH2016-4-MOD-CUP – Idaho Youth Ranch: The Idaho Youth Ranch, represented by The Land Group, is requesting a conditional use permit (CUP) modification associated with the Idaho Youth Ranch Hands of Promise Campus located at 28371 El Paso Road, Caldwell, ID inclusive of parcels R37781011, R37780012, R37780013, and R37785 (totaling approximately 257 acres). The facility is currently operating and approved for multiple uses supporting the overall vision and goals for The Idaho Youth Ranch Residential Center for Healing & Resilience on the Hands of Promise Campus. The purpose of the requested CUP modification is to update the original approval documents including the site plan with the current site layout, existing and future amenities, the type and relocation of "temporary family visitation lodges," and to update the number of resident youth to be served on the property. The properties are zoned "A" (Agricultural).

Chairman Sturgill affirmed the applicant to testify.

Matthew Adams – (Representative) IN FAVOR – 462 E Shore Dr, Eagle, ID 83616

Mr. Adams explained the purpose of the modification and what the Idaho Youth Ranch offers. There is a proposed relocation of the parent housing and modification of the number of kids that can reside on the property. Features approved in the 2016 CUP primarily occupy the center of the property and there is no impact to the existing farm ground as new facilities are built in areas that had homes, buildings or turf grass

from the prior owner. Mr. Adams further explained the proposed location of the parent housing, or temporary family visitation lodging. His slideshow portrayed the site and anticipated project, as well as the character of the buildings. Mr. Adams emphasized the neighborhood outreach and engagement, highlighting the commitment to working with the neighbors on this application and the final proposed location. He believes this project is good for the community, for Canyon County, and for the State of Idaho, but mostly for the children and families of Idaho. Family involvement is important with the rehabilitation the children are offered at Idaho Youth Ranch, and this project will allow for families to be present and involved.

Commissioner Nevill confirmed the applicant agreed with staff's findings and conditions. Although there was discussion on special events, Planner Root reminded the Commission that this current application is a conditional use modification, and the special events portion has already been approved are not under consideration. Commissioner Nevill asked about the farmland. Mr. Adams stated it is being leased to a farmer in the community and is under active crop farming.

Commissioner Sheets asked if the new structures will be tying into current water and sewer, or generating new water and sanitary system infrastructure needs. Mr. Adams commented the current well that provides both potable and fire protection has been tested and can take on the addition, and a standalone septic system will be constructed for the new structures that will be viewed within the context of the greater permit with their current soil absorption system.

Principal Planner Deb Root reviewed the Staff Report for the record.

Chairman Sturgill asked what zoning classification this CUP is granted for. Planner Root stated there are around seven uses that were all approved and allowed in the agricultural zone with a conditional use permit. Chairman Sturgill asked about any law enforcement activity, if any, and Planner Root explained there was no response from the police department on this application and there haven't been any events big enough to warrant calls. There are also no code enforcement cases against this property through DSD. Chairman Sturgill requested condition 17 be clarified, potentially changing "proposed" to "permitted".

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Mary Ihli-Laen – IN OPPOSITION – 15620 Sand Hollow Rd, Caldwell, ID 83607

Ms. Ihli-Laen read into the record a letter from her brother, Joe Ihli. In the letter, Joe expresses concerns with the applicant adding more to the application than what was discussed at the neighborhood meetings. Although he has been supportive of Idaho Youth Ranch in the past, this proposal is affecting their livelihood, including noise from the building, people mistaking their driveway as an entrance to IYR, loud voices, and domestic water pressure dropping. Ms. Ihli-Laen agreed with these concerns.

John Ihli – IN OPPOSITION – 15612 Sand Hollow Rd, Caldwell, ID 83607

Mr. Ihli purchased his property new the subject property four years ago, and even though he was not involved in the original approval, he is concerned about the update to the number of resident youth. He expressed further concerns regarding noise, declined water pressure, and traffic confusion. Mr. Ihli does appreciate the preservation of farm ground, but agriculture will still be impacted.

Commissioner Sheets confirmed Mr. Ihli has a domestic well with a pump.

Commissioner Nevill asked Mr. Ihli to point out where his property was compared to the subject property, and asked for clarification on the increase of resident youth. It was confirmed 64 had already been approved

through a Director's Decision, and Mr. Ihli would prefer the 64 to not increase. Commissioner Nevill also confirmed that if the event center opens and there is 700 people, it will be noise that impacts their lifestyle.

Matthew Adams – (Representative) REBUTTAL – 462 E Shore Dr, Eagle, ID 83616

Mr. Adams is amendable to changing the verbiage on condition 17 stating that breeding of dogs is not permitted, as the 10 dogs that would be housed on site are therapy dogs and there is no intention of breeding. Mr. Adams acknowledged the neighbors and agreed that the constant change can be difficult. He stated that Joe Ihli has been a long-time supporter of IYR, and there were never any intentions on misleading anyone on the intentions of the property. Ag retention is a priority and there are no issues with adjacent farming. He addressed all concerns regarding traffic, construction noise, and water pressure. Lastly, Mr. Adams addressed the need for additional space for more youth and the necessity of these services for youth in the community.

Commissioner Nevill inquired on the limit and whether the need for more space will continue to expand. Mr. Adams explained the intent is not to be at full capacity at all times, but rather to have the adequate space available if the need arises and if there is a demand for it. Although the future is unknown on additional needs for more housing, today the ask of a maximum of 96 is definitive. There was further discussion on a condition that could be placed that the applicant has to apply for a CUP modification if an increase is warranted rather than go through a Director's Decision.

Chairman Sturgill inquired on obtaining emergency services in the event of a significant terrible event. Mr. Adams answered there are trained staff on property, although there is a limit on what they can do. They have been working closely and formed a partnership with Middleton Fire, which could create conditions that could address that concern until a fire station could be built closer.

Commissioner Dorsey asked about the impact of farming nearby. Mr. Adams stated farming has been part of Idaho Youth Ranch for decades and there have never been any issues with the farming near this facility. Currently, residents are involved in more animal therapy than farming, but he does not foresee there being any issues with the neighbor's farm activities, especially when the kids are secure and supervised.

Planner Root mentioned the Middleton Fire District's response times, which would be 15 minutes under optimal driving conditions. When Fire District Station 54 opens, that time reduces to 5 minutes. She also reminded the Commission that this is a modification to a CUP that already has conditions and plans previously approved, and that although the current request could have gone through a Director's Decision, it was important for the applicant and representatives to be transparent with the public on this process.

Commissioner Nevill got clarification on the request for 64 youth beds, not 96, and that there could be an additional hearing regarding a third lodge in the event the need for additional beds arises.

Commissioner Dorsey asked what the limitations were for Director's Decisions. Planner Root explained the ordinance provides for the Director to make decisions on accessory uses, and Planning Supervisor Lister also quoted Section 07-10-27, that accessory uses and/or structures to a permitted use can be decided through a Director's Decision.

MOTION: Commissioner Sheets moved to close public testimony on Case No. PH2016-4-MOD, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Nevill is supportive of Idaho Youth Ranch and their request, but to approve he would like to see condition 17 regarding breeding of dogs modified to read breeding of dogs is not permitted, as well as add a condition stating another conditional use permit should be required if there is a need for more beds.

He is not in favor of approving the increase to 96 at this time.

Commissioner Sheets is supportive of this application, and agrees with Commissioner Nevill on future involvement going through a hearing, as well as putting a limit to Director's Decisions that could turn this into a major facility in an agricultural zone.

Commissioner Dorsey expressed his concern with an unclear answer on the impact of the surrounding neighborhood in the farming community.

MOTION: Commissioner Nevill moved to **approve** Case No. PH2016-4-MOD, amending condition 17 and adding condition 20. Seconded by Commissioner Dorsey.

Discussion on the Motion:

None.

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

Item 2B:

Case No. CR2025-0002 – Hoagland: The applicant, Cleon and Patti Hoagland, requests a conditional rezone of Parcels R28146010, R28146010D, and R28279010, approximately 70.7 acres, from an “A” (Agricultural) zone to an “R-R” (Rural Residential) zone. The request includes a development agreement limiting development to an average lot size of (5) five acres. The subject properties are adjacent to 746 and 1055 Southside Boulevard.

Chairman Sturgill affirmed the applicant to testify.

Cleon Hoagland – (Applicant) IN FAVOR – 6740 Butte Rd, Melba, ID 83641

Mr. Hoagland described his family's history on farming in Ada, Owyhee and Canyon Counties. He stated the average farm size is 460+ acres, and he feels they fit in more as a large hobby farm with only 70 acres. Their properties are irrigated under wheel lines or k-lines, but there are many rocky areas and areas hard to irrigate. Mr. Hoagland explained the challenges that they faced operating their red angus herd, and the intentions on wanting to sell their property to expand and move their operation to a more suitable area. They applied for an administrative division of nonviable parcels, but was denied by the Board of County Commissioners. Their appeal was also denied, but with a recommendation to apply for a conditional rezone. Mr. Hoagland highlighted the plans for lot sizes, 8, 4 to 11 acre lots, as well as the proximity of the properties to Melba and other development in the area, and further described the use. There is adequate capacity within the school district to accommodate the proposed growth, according to Melba School's Superintendent, and other responses regarding essential public services were in favor. Mr. Hoagland commented on the soil analysis and challenges with the high and rocky ground, including the inability to obtain more water rights. He described rural farming lifestyles he believes would fit well into the community, especially considering the recent growth Melba has been experiencing.

Commissioner Nevill asked if Mr. Hoagland agreed with the staff's report and proposed conditions. Mr. Hoagland answered yes, and he is fine with limiting to 1-acre building lots. Commissioner Nevill clarified his question to relate to secondary dwellings. Mr. Hoagland is amendable to prohibiting secondary dwellings. Commissioner Nevill confirmed Mr. Hoagland believes this will preserve the agricultural way of life.

Commissioner Sheets asked about the areas that do not have water rights. Mr. Hoagland pointed towards the center of the property and explained the methods they have used over the years to water that area. Commissioner Sheets expressed concerns with homeowners without water rights, but Mr. Hoagland did not foresee any issues with that as over 9 acres will have water rights.

Chairman Sturgill inquired on the proposed size of the lots compared to promoting agriculture, to which Mr. Hoagland answered small crops could be grown, but he foresees mostly hobby farming.

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Commissioner Nevill confirmed there are no administrative splits available. He also inquired on the road proposed for the property. Planning Supervisor Lister talked about the proposed private road and a shared access point that is required by the Nampa Highway District No. One. Commissioner Nevill asked about a road user's maintenance agreement and whether this permit could be conditioned for one. Planning Supervisor Lister explained the qualifications and requirements for a road user's maintenance agreement, and reminded the Commission of condition 1 regarding meeting all federal, state and local requirements.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Terry Littledike – IN NEUTRAL – 6296 Butte Road, Melba, ID 83641

Mr. Littledike expressed concerns on the water rights. He does not raise grow crops, but raises cattle and horses. There are a lot of rocks on his property, and he is concerned about the water from the ditch.

Commissioner Sheets asked for clarification on Mr. Littledike's concern, and confirmed the main concern is the unknown factor of new people on the lateral.

Commissioner Mathews asked about the rocks in the area. Mr. Littledike explained they built the road over the biggest rock cropping, but to the north there is a large rock that would be challenging to plow through and works fine for a pasture.

Christina Chrisman – IN OPPOSITION – 690 Southside Blvd S, Melba, ID 83641

Ms. Chrisman expressed concerns with irrigation. One of the biggest irrigation ditches runs along her driveway, and her basin needs to be drained and the pump unplugged for the Hoagland's to water their bottom field. Ms. Chrisman agreed there are a lot of rocks, but she was able to work around it to produce a yard and successful garden. She also commented it took over 30 minutes for emergency services to respond to a prior incident, so that is concerning when considering adding more homes.

Kathy Alder – IN OPPOSITION – 6522 Baseline Rd, Melba, ID 83641

Ms. Alder wanted to clarify this is not in Melba's impact area. The average lot size in the area is 22 acres, so the proposed size of lots does not make sense. She believes the subject property can be properly farmed, and further explained the advantages the owners would get in selling the property. Ms. Alder made a couple of comments on the comprehensive plan regarding the protection of agricultural lands for the foundation of the lifestyle and economy and for long-term agricultural production.

Commissioner Nevill confirmed that the concern is this rezone would be a foot in the door for future expansion and development.

Commissioner Dorsey asked why this does not fit in to the buffer zone. Ms. Alder explained that this land has been agriculture for a long time and can still adequately be farmed. Melba's growth is generally moving the other direction, whereas the majority of the farmers have sold their farms as farms.

Pat McCormack – IN OPPOSITION – 13600 S Can Ada Rd, Melba, ID 83641

Mr. McCormack explained his family's history in moving to Melba and discussed land uses in an agricultural community. There is an expanding demand for emergency services and other resources. That demand has created stress among the communities and frustration of travel on the streets. Agricultural ground that is developed for non-agricultural purposes or sold to foreign entities is a process for the extinction of farming in the farming communities. Mr. McCormack's concerns are law enforcement, emergency responses, overcrowding on the highways and the agricultural community itself.

Joshua Alder – IN OPPOSITION – 1288 Southside Blvd S, Melba, ID 83641

Mr. Alder talked about his experience in farming and raising seed crops. Carrot seed is no longer grown in Kuna because of the hobby farms and pastures. He sees his future in farming expanding, and he cannot compete with homes and needs ag land to stay in ag use.

Commissioner Mathews asked what the percentage of seed crops is. Mr. Alder explained that there is quite a bit of seed crops, in addition to carrots and onions and other types of crops.

Commissioner Dorsey inquired on the rock outcroppings and asked if it was more suitable for pasture. Mr. Alder stated some is, but he farms along the east side of the subject property, and although there are a lot of rocky areas, they have found a way to work around it. There was discussion on why building houses, although on bigger lots, would not be very productive for ag use.

Norm Alder – IN OPPOSITION – 6522 Baseline Rd, Melba, ID 83641

Mr. Alder stated adding houses adds trips. He started farming in 1972 and Mr. Hoagland's grandfather was his mentor. It takes a lot of time and hours to be productive in agriculture. Rocks are normal in Melba, but farmers have dealt with them over the years.

Kari Cussins – IN OPPOSITION – 6627 Butte Rd, Melba, ID 83641

Ms. Cussins asked that the slide showing the prior divisions be shown and pointed out her property compared to the subject property. She does not believe that adding all of the proposed houses is more appropriate than the current zoning. The parcels close to her house were not within the growth plan. Both wheat and alfalfa had been harvested just this year, and has been consistent with farming since at least the 1970s. Ms. Cussins agreed with prior testimony in that there are rocks, but there are ways around it. If this application is approved, it could cause the desire to continue splitting lots, and it will not be more consistent with what is appropriate for that land. It is appropriately zoned as ag land and needs to remain as such.

Cleon Hoagland – (Applicant) REBUTTAL – 6740 Butte Rd, Melba, ID 83641

Mr. Hoagland believes his property is only good for what he is applying for, and it's currently green because he worked hard to keep it green. He stated according to code, someone has the authority to maintain their ditch anytime there is a problem with it, which has happened on several occasions. Mr. Hoagland is fine with one building lot.

Commissioner Mathews asked if Mr. Hoagland was a hobby farmer. Mr. Hoagland explained the history of this property, and that years ago everyone had 20 head of milk cows and grew 10 acres of sweet corn, some potatoes, and they got by. That isn't the norm nowadays.

Commissioner Dorsey asked why the applicant feels this is still farm ground in small tracks. Mr. Hoagland answered that because the lot sizes are larger, a lot of that property is still going to be farmable.

Planning Supervisor Lister clarified the number of splits that were available and the divisions that were taken. None of them have been built upon, and could have a house and secondary dwelling.

MOTION: Commissioner Mathews moved to close public testimony on Case No. CR2025-0002, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Nevill is not in favor of this application, and requests to modify criteria 2 that this request is not more appropriate, criteria 3 that it is not compatible, and criteria 4 that it negatively affects the character of the area. His biggest concern is that rezones are typically a foot in the door for further rezones and further development. Commissioner Nevill stated the only way he would be in favor of moving towards building lots that haven't been used yet that were already split off is if it was done through the administrative splits available and is without a secondary dwelling option.

Commissioner Mathews commented that having smaller, unfarmable lots is going to encourage people to break them up into even small lots and will change the character of the area. He believes that this could be productive farm land depending on how much work is put into it. In regards to criteria 3, this is not compatible with surrounding areas.

Commissioner Dorsey stated the development is going to continue providing farming and ag due to the size of the lots, and they are complying and fitting into the parameters put in place. He is leaning towards approval.

Commissioner Sheets thinks this application could go forward in its buffer potential at a time when Melba has developed further south. It is not appropriate timing, it is not consistent with surrounding land uses, and it will have a negative impact on the area. Chairman Sturgill asked about Melba taking this property out of the area of impact. Commissioner Sheets believes this indicates there might not be development in this direction, and this type of application may not be as applicable at this time.

MOTION: Commissioner Nevill moved to **recommend denial** for Case No. CR2025-0002 to the Board of County Commissioners, finding that the application does not meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Nevill agreed with Commissioner Sheets' prior comment on timing, and that to gain approval the applicant should wait until the timing is more appropriate.

Roll call vote: 4 in favor, 1 opposed, motion passed.

Item 2C:

Case No. RZ2024-0003 – Gayle Manufacturing: The applicant, Gayle Manufacturing Company, Inc., represented by Matt Wilke of White Barn Ventures, is requesting a rezone of approximately 17.4 acres of a 29.21-acre property from an "A" (Agricultural) zone to the "M-1" (Light Industrial) zone. The subject property is located at 20334 Pinto Rd, Caldwell, ID also referenced as Parcel R36356.

Chairman Sturgill called the applicant to testify.

Matt Wilke – (Representative) IN FAVOR – PO Box 7, Middleton, ID 83644

Mr. Wilke explained the rezone area of 17.12 acres is the ag zoning, industrial zoning, future land use map area, and further described the area and how it is consistent with the request. He described the incentives to move to the area and how Gail Manufacturing Company made investments in business decision based on those incentives. Referring to a map on the screen, Mr. Wilke explained the area as zoned M1, with future industrial noted, so it makes sense to rezone the remaining portion of the subject property, although Gayle Manufacturing does not have plans to develop this new rezone area. Founded in 1968 and operational by 1998, Gayle Manufacturing is a huge asset to the community, county and state. Over 90% of their shipments

are by rail, which reduces the truck traffic, which would primarily be outgoing. There is a 29 acre irrigation water rights from the west side, drain stock water right and a domestic well water right, with no surface water rights. Mr. Wilke talked about the legal description for the rezone to M1, as well as the proposed buffers. Exterior lighting will be facing downward and a 400 foot row of trees would be planted at the time of development unless the home parcel was rezoned M1. He further described the details of the 400 foot buffer.

Commissioner Nevill asked about the difference between light and heavy industrial as it related to the maps that were shown. Mr. Wilke clarified that the map he provided was outdated with the legend, but reflected areas that have been rezoned M1-light industrial and future industrial. Commissioner Nevill provided a description of heavy industrial and asked if this application should be considered M2 based on the impact suggested by objections received. Mr. Wilke stated manufacturing is allowed under M1, and believes that is an appropriate zoning for this area.

Chairman Sturgill asked what the current hours of operation were. Mr. Wilke stated there are 24 hour operations, but that has scaled back to working around active projects. There was further discussion on the difference between light and heavy industrial and how this application would fit into either.

Principal Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Nevill asked for clarification on the area that is proposed to be rezoned, and asked about the home that is currently onsite. Planner Bunn specified the 17.12 acres that is being considered, and stated the existing house is on an agricultural zoned parcel currently, and can either remain as a caretaker residence if the rezone was approved, or removed at the Commission's discretion. Commissioner Nevill asked about the applicant's proposed conditions. Planner Bunn stated she has adopted a couple of them, which is reflected in the current conditions that were presented.

There was further discussion on the difference between light and heavy industrial and where the type of manufacturing Gayle Manufacturing organizes fits into the matrix. Planner Bunn suggested the Commission to add restricting manufacturing as a condition if that is the direction they choose. She also mentioned there are no definitive plans or specified uses for this area. Gayle Manufacturing could keep it or it could be sold to someone else with different types of business, so restricting hours of operation may not be appropriate at this time.

Brad Benke – IN OPPOSITION – 19222 Upper Pleasant Ridge Rd, Caldwell, ID 83607

Mr. Benke is not in favor of rezoning this agricultural property. Common manufacturing involves large scale, heavy equipment, dust and other byproducts, welding fumes, metal particles, and large overhead cranes, and thus should be considered M2-heavy industrial. The lights and noise are a concern, as well as the increased semi-trailer traffic. If it is rezoned, Mr. Benke is curious if light, sound, and traffic restrictions can be placed.

Commissioner Nevill asked if any of the proposed conditions would mitigate any of these concerns. Mr. Benke is not opposed to M1, but believes this is actually M2 and is being used as such.

Chairman Sturgill asked if code enforcement has been contacted regarding these issues. Mr. Benke stated someone called the Sheriff's Department, and was told they did not have anyone that would come out to look at something like that.

Jake Fillmore – IN OPPOSITION – 18954 Lower Pleasant Ridge Rd, Caldwell, ID 83607

Mr. Fillmore described his property compared to the subject property, and expressed concerns about noise and lights. He did talk to someone about these and were able to work with them on mitigating those concerns a bit, but the lights and noise are still significant. He does not care about how much revenue they are

producing, but rather his lifestyle, which has been negatively affected by the current operations. Mr. Fillmore also mentioned a prior commissioner mentioned there should have been more conditions placed on this property.

Commissioner Sheets asked what the hearing was about that the commissioner made the aforementioned comments. Mr. Fillmore believes it was for the property to the east of his property.

Chairman Sturgill asked how long Mr. Fillmore has lived in their current home, and when Gayle Manufacturing started operations. Mr. Fillmore bought the property in 2014 and Gayle Manufacturing broke ground roughly 2 years after and it took around 2 years to get into production.

Marnie Fillmore – IN OPPOSITION – 18954 Lower Pleasant Ridge Rd, Caldwell, ID 83607

Ms. Fillmore recalled other properties in the area that were denied a rezone to M1, and many of the letters of opposition for these cases were because of Gayle Manufacturing, which many residents do not want near them due to the impact. A lot of the current noise is above the recommended levels of decibels, and adding more to the current operations will make the noise worse, even with tree buffers.

Chairman Sturgill emphasized that this area is constantly growing towards M1, and asked if Ms. Fillmore had even considered a personal solution instead of fighting this battle every 3 months. Ms. Fillmore stated this was not present when they moved here, and there is an unknown on what will be coming. Chairman Sturgill asked if the ground was genuinely used for light industrial, would that help alleviate the concerns? Ms. Fillmore said if there were parameters put in place so they could actually sleep at night, it would help.

Matt Wilke – (Representative) REBUTTAL – PO Box 7, Middleton, ID 83644

Mr. Wilke provided statistics on areas that are zoned M2, which is not very many. By definition, Gayle Manufacturing will not be conducting any business or production that classifies as M2. He stated Mr. and Mrs. Fillmore moved in to their home after the industrial area was shown on the future land use map. He reiterated there is minimal truck traffic and the noise is not comparable to trains that run all hours of the night. Mr. Wilke stated the home that is currently on site will become a caretaker residence, and he is aware that there is a possibility to ask for a variance. He was sympathetic with the light concerns, but emphasized the lights are necessary for safety. Mr. Wilke talked about one of the denials of a rezone, stating there was an inability to meet the conditions for decibel requirements. He stressed that this application is following the comp plan and staff recommendations.

Commissioner Nevill asked what the urgency was if there are no plans to expand. Mr. Wilke stated it is their investment and they want to continue the zoning.

Planner Bunn stated the prior zoning of this area was done in 2003, but development didn't happen until 2015-16, which would explain some of the confusion.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2024-0003, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets sympathized with the obvious friction; however, he does not see a reason to recommend denial as the application meets the comp plan and the conditions are reasonable.

Commissioner Mathews agreed with moving forward with the application.

Commissioner Nevill is supportive of Gayle Manufacturing, but is concerned about the approval of this application allowing them to continue extending south, unless there were a lot of restrictions put in place. He does agree with Commissioners Sheets and Mathews that this type of manufacturing is allowed.

Commissioner Dorsey believes this application is straightforward and is in favor.

Chairman Sturgill stated his definition of M1 is different than what is operating, which seems to be closer to M2 operation. He is also sympathetic with the neighbors and wishes there was a way to mitigate the impact, but believes manufacturing should be compatible with ag.

MOTION: Commissioner Sheets moved to **recommend approval** for Case No. RZ2024-0003 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Mathews.

Discussion on Motion:

None.

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

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

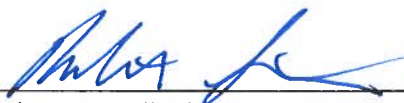
There was discussion on the BOCC signing resolutions for 2 new P&Z Commissioners and subsequent training. Planning Supervisor Lister also provided information on a training session, and there will not be a hearing October 2nd due to the planners APA meetings.

4. ADJOURNMENT:

MOTION: Commissioner Mathews moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 11:16 P.M.

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

Approved this 6th day of November, 2025


Robert Sturgill, Chairman

ATTEST


Caitlin Ross, Hearing Specialist