



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, October 16, 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

Staff Members Present: Jay Gibbons, Director of Development Services
Dan Lister, Planning Supervisor
Karla Nelson, Principal Planner
Emily Bunn, Principal Planner
Amber Lewter, Associate Planner
Arbay Mberwa, 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. August 7, 2025 MINUTES**
- B. August 21, 2025 MINUTES**
- C. September 4, 2025 MINUTES**
- D. Case No. PH2016-4-MOD-CUP – Idaho Youth Ranch: Approve FCO's**
- E. Case No. CR2025-0002 – Hoagland: Approve FCO's**
- F. Case No. RZ2024-0003 – Gayle Manufacturing: 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. CU2025-0010 – Atkins-Hess: The applicant, Anthony Hess, is requesting a Conditional Use Permit for a staging area, contractor shop and firewood sales on approx. 2 acres of approx. 10.11 acres in an "A" (Agricultural) zone. The applicant is proposing staging of trucks, equipment, and waste product from tree service in order to also process and sell by product. There will be 8 employees and parking for them onsite. The proposal includes an office, a small portable sawmill and firewood sales with customers coming onsite. Portable toilets are proposed to be onsite. The hours of operation are Monday through Friday 7:30 am – 5:00 pm and Saturday 7:30 am – 12:00 pm. The subject property is located at 16905 Crystal Ln, Wilder, also referenced as Parcel 33760010.

Chairman Sturgill affirmed the applicant to testify.

Anthony Hess – (Applicant) IN FAVOR – 24249 Hoskins Rd, Wilder, ID 83676

Mr. Hess explained he was unaware that a staging area needed a special use permit but immediately started the process when he was notified. Currently there are 3 employees, with the potential of up to 8. Mr. Hess

stated he is concerned about the area looking industrial and would like to work with Caldwell or Canyon County to make it look more attractive, maintaining his low impact presence there. He prefers bushes for a privacy fence to continue to create business by his current signs and the visibility of his trucks.

Commissioner Nevill confirmed the applicant agreed with all 14 proposed conditions of approval.

Commissioner Sheets asked about the source of the wood. Mr. Hess stated they do arborist work in the valley, and nothing comes from the forest at this point.

Chairman Sturgill inquired on the noise pollution and response times in case of an emergency. Mr. Hess didn't seem too concerned about injuries as there are just chainsaws and a small woodchipper, which he considers to be lower risk activities. He compared the noise to a lawnmower and reiterated the small percentage of hours the crew works on cutting firewood in the winter.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Commissioner Nevill asked about a surety bond to ensure there aren't repeat violations considering this is another example of using a conditional use permit to rectify a code violation. Director of Development Services Jay Gibbons said there is no code requirement or allowance for a surety bond in this regard. That is not the purpose of a surety bond, and the applicant has shown his willingness to come into compliance, having been unaware that he was in violation before.

Commissioner Nevill asked for clarification of where each of the three proposed uses fall under for allowed uses. Planner Lewter explained the staging area is keeping the materials onsite, the contractor shop is the cutting and splitting of the wood, and the retail aspect is the firewood sales.

Chairman Sturgill inquired on EMS response times. Planner Lewter stated she did not get a response, despite multiple attempts. Chairman Sturgill questioned the time limits for improvements within the conditions. After some discussion, it was agreed to modify Condition 12 to add that the requested improvements should be completed within 9 months.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Anthony Hess – (Applicant) REBUTTAL – 24249 Hoskins Rd, Wilder, ID 83676

Mr. Hess stated the plan was to plant bushes in the spring, so the addition to the condition of completing the improvements within 9 months is adequate.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0010, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

None.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0010, amending condition 12. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Nevill commended staff for working hand in hand with the applicant to resolve the prior issues.

Roll call vote: 4 in favor, 0 opposed, motion passes.

Item 2B:

Case No. CU2024-0021 – Knife River-Lola Pit: The applicant, Megan Winter representing Knife River Corporation - Mountain West, requests a conditional use permit to allow for expansion of a long-term mineral extraction, mining sand and gravel with aggregate to be crushed, screened, washed and stockpiled on six (6) Parcels R29935, R29938, and R29932011 (batch plant operations are not approved on the aforementioned parcels) with expansion onto parcels R29934010, R29934011 and R29934013, for a maximum of fifty (50) years on approximately 129 acres in the “A” (Agricultural) zone (CU2002-616 & CU2018-0011). The subject properties are located at 0 Bennett Road, Nampa, Idaho, 83683 also on Highway 45 and Bennett Road intersection.

Chairman Sturgill affirmed the applicant to testify.

Megan Winter – (Representative) IN FAVOR – 5450 W Gowen Rd, Boise, ID 83709

Ms. Winter explained the existing aggregate source off of Lola Lane and Highway 45, and the request is to expand by 29 acres, but only mining about 15 acres. The scope of work onsite is not changing, other than considering the West Madden Lateral. They will be transferring materials via conveyor belt over the lateral to where they will be processing and stockpiling, and no equipment or trucks will be crossing the lateral. Ms. Winter stated there will be a 40-foot buffer on either side of the lateral, per requirements from the Boise Project Board of Control. All applicable agencies were notified and no major concerns were expressed by either of them.

Commissioner Nevill asked for clarification of why 50 years is requested. Ms. Winter explained that approximately 7 years would be used for mining, and the remaining time would be used for the reclamation process. The reclamation plan is farmland.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Sheets confirmed that the anticipated daily trips are not expected to increase. Commissioner Sheets asked if it would be appropriate to amend Condition 2A to reflect the mineral extraction operation shall be 50 years or at the completion of reclamation, considering the reclamation could be completed well in advance of the 50 years. Planner Mberwa is amendable to that change. In addressing the HOA’s concerns, Commissioner Sheets confirmed the expansion is to the north of the current operations, while the subdivision is to the south.

Commissioner Nevill inquired about the proposed conditions from the HOA. Planner Mberwa explained some were added due to their consistency with existing conditions, while others were left out for the Commission to consider. Commissioner Nevill confirmed they could be added without undue negative effects. Planner Mberwa clarified the landscaping could be left out as Knife River has expressed wanting minimal landscaping due to reclamation plans, and perma-bark could be added to decrease weeds.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Joe Smith – IN FAVOR – 5450 W Gowen Rd, Boise, ID 83709

Mr. Smith, the Regional Environmental Manager for Knife River, spoke about the recent growth in the valley and the subsequent need for quality construction aggregates for residential and public works projects. By keeping the sources of those materials as local as possible, it reduces the traffic and keeps costs down. Mr. Smith gave a goal of around 3 years to be able to mine the 15 acres on the subject property, and about 8 years

for the reclamation. There are berms to screen noise and agreements with the irrigation district to convey the material to the crusher. He is in favor of this application and the resources it will provide.

Commissioner Nevill asked for clarification on the timeline, considering the application requested 50 years. Mr. Smith explained the intent of allowing time to bring in clean fill to bring the grade back up for future crop production but is comfortable with a 20-year timeline.

Megan Winter – (Representative) REBUTTAL – 5450 W Gowen Rd, Boise, ID 83709

Ms. Winter agreed that 20 years would give enough time for the proposed work on this application. She also reiterated there would not be an increase in truck traffic as this is an extension of an existing operation. According to written testimony, Ms. Smith mentioned they are fine with weed treatment requests. Ms. Winter explained that it didn't make sense to plant trees as staff requested as they would be torn out during reclamation, but they are happy to adhere to the request for fire safety and weed treatment.

Commissioner Nevill confirmed that changing condition 2A to reflect the 20-year timeline and adding a condition regarding the 15-foot fire barrier that the HOA requested was acceptable.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2024-0021, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Nevill is in favor of this application with the aforementioned changes, including a statement that operations should cease if reclamation is completed sooner than 20 years. Commissioner Sheets agreed.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0021, amending condition 2A and adding condition 10. Seconded by Commissioner Nevill.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2C:

Case No. CR2024-0011 – Beus: The property owner, Jeffrey Beus, represented by Jon Stosich, is requesting a conditional rezone of approximately 77.22 acres from an "A" (Agricultural) zone to a "CR-RR" (Rural Residential) zone. The request includes a Development Agreement that restricts the lot size to a minimum of 5 acres. The subject property is located at 6900 Yeti Lane and 0 Can Ada Rd, also referenced as Parcels R28479 and R2847801.

Chairman Sturgill called the applicant to testify.

Jon Stosich – (Representative) IN FAVOR – 6579 Blue Ox Lane, Melba, ID 83641

Mr. Stosich explained that this property is contained within the comprehensive plan as intensive agriculture but believes agricultural and non-agricultural uses can be compatible under the correct conditions. The intent is not to destroy or compromise the farming community, but to respectfully plan development responsibly around the productive and useful farm ground. Mr. Stosich described key points within the application, including no surface water rights, a point of access on Yeti Lane, and 5-acre lot sizes. The location makes sense, providing adequate access to Nampa and reduces traffic concerns, and the surrounding properties have proven to be done mostly in responsible land development on less productive ground. There is a need for small acreage properties so that families can have animals regardless of water rights. Mr. Stosich requested the recommendation for approval.

Commissioner Nevill confirmed that the 7 proposed conditions are reasonable. He also asked if this application promoted an agricultural way of life with the 5-acre hobby farms. Mr. Stosich believes it does. Commissioner Nevill asked about the pivot shown on the property, and Mr. Stosich confirmed there is nothing being raised on this property currently. Commissioner Nevill asked how homeowners would irrigate without surface water rights. Mr. Stosich stated there is an option to apply for groundwater rights through the Idaho Department of Water Resources.

Commissioner Sheets confirmed that in addition to no surface water rights, there are also no subsurface water rights, including wells.

Principal Planner Karla Nelson reviewed the Staff Report for the record.

Commissioner Nevill asked about secondary dwellings. Planner Nelson confirmed each lot is currently eligible for secondary dwellings unless conditioned otherwise.

Commissioner Sheets inquired on the southern parcel with the 3 lots in the middle of it, creating a small strip of land to the west of those properties. Planner Nelson stated that would also be included in the redesignation, and the 3 lots were approved through an administrative land division. Commissioner Sheets asked about the history of the property's water irrigation. Planner Nelson did not have the history but confirmed IDWR will allow for domestic exemption because it is not in the moratorium area.

Commissioner Mathews asked about the lots that have been sold for development purposes. Planner Nelson stated they have maxed out their administrative land divisions so further lots would need to go through the conditional rezone process and then subsequent subdivision plating.

Commissioner Nevill asked if there was a road user's maintenance agreement, to which Planner Nelson said there is.

Chairman Sturgill asked if there was a feedlot nearby, explaining he is concerned about prevailing winds. Planner Nelson agreed to find the map during testimony.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jeffrey Beus – IN FAVOR – 6900 Yeti Lane, Melba, ID 83641

Mr. Beus explained he and his brother own 800 acres north of the subject property and it is farmed. The subject property was split to hopefully create an opportunity to get use out of it as it has not been productive. Mr. Beus agrees with testimony from Mr. Stosich.

Commissioner Sheets asked about the irrigation history. Mr. Beus explained it does have an old water right issued in the late 1980s but it is placed in the water bank with IDWR. It is not viable farming ground with all of the rocks. Access to the water rights was previous to Mr. Beus owning the property. Commissioner Sheets asked about the strips of land to the west and north of the 3 agricultural lots. Mr. Beus stated those were initially intended for use of potential driveways or access.

Commissioner Nevill confirmed that it is subsurface water rights that are in the water bank.

Commissioner Mathews asked if the property was irrigated when Mr. Beus tried farming it. Mr. Beus did not recall any available irrigation at the time.

Chairman Sturgill advised Mr. Beus to become familiar with the update private road ordinances.

Cindy Hill – IN FAVOR – 6651 Yeti Lane, Melba, ID 83641

Ms. Hill explained that although they are on a private well, there is good water quality in the area. She has lived there for 26 years and has not seen any farming on the subject property. At one point the property was proposed to be a golf course but that did not happen. Ms. Hill stated the response time is around 6-7 minutes as Melba has their own quick response unit and emergency center. The proposed use of this property is appropriate and avoids becoming a subdivision with strict CC&R's.

Commissioner Sheets asked about irrigation and water rights from IDWR. Ms. Hill stated they own 5.3 acres, but her husband could answer those questions.

Jeff Hill – IN FAVOR – 6651 Yeti Lane, Melba, ID 83641

Mr. Hill described their property with a small pasture that they irrigate from their well. The ground in the area is very rocky and not suitable for farming. It is suitable for properties with hobby farms.

Commissioner Sheets asked how much of the Hill's 5.3 acres is irrigated. Mr. Hill stated about a half-acre is irrigated, and they keep their cows in a larger pasture that is not irrigated and feed them hay.

Chairman Sturgill asked how deep their well is. Mr. Hill answered 410 feet, with 65 gallons a minute. Chairman Sturgill inquired on the motivation for testifying in favor. Mr. Hill stated he'd rather have homes surrounding him than dry ground that is susceptible to fires.

Elizabeth Walker – IN FAVOR – 3517 S High Springs, Nampa, ID 83686

Ms. Walker is the daughter of Mr. and Mrs. Hill and is in favor of this application, with hopes of being able to purchase some of the land. Her daughter had a cow in 4H and had to be kept at someone else's property since they live in town, so this would be a good opportunity to have land for their kids to raise livestock. Due to the uneven ground, it would be difficult to farm the property, but the 5-acre lot proposal would be manageable for hobby farming and gardening.

Commissioner Nevill emphasized the limitations for irrigating from a domestic well and expressed concerns for the vision of living an agricultural way of life with those limitations. Ms. Walker explained she would do what her parents do and feed cattle hay on a dirt pasture.

Desi Parrill – IN OPPOSITION – 6945 Yeti Lane, Melba, ID 83641

Mr. Parrill explained that their home was the only house on Yeti Lane, before Yeti Lane was named, and was surrounded by agricultural land. There has been a significant increase in traffic due to the growth due to administrative splits and additions since then, which affects access to parts of their property. Mr. Parrill also expressed concerns about setting a precedent for future development if this was approved.

Commissioner Nevill asked Mr. Parrill to point out his property on the map and asked about the road users maintenance agreement. Mr. Parrill stated they were in the original road user's maintenance agreement, and would still be part of the new one, but is concerned about being partially responsible for damage to the road with the increase in traffic.

Commissioner Sheets confirmed Yeti Lane is paved.

Jon Stosich – (Representative) REBUTTAL – 6579 Blue Ox Lane, Melba, ID 83641

Mr. Stosich elaborated on the junior water rights that the property does have and the potential to divide those amongst the lots to give them the ability to irrigate more than the limited half-acre, giving them the opportunity to create and maintain that agricultural way of life. They would be in favor of a condition limiting

each lot to one residence. Mr. Stosich addressed concerns about the road user's maintenance agreement and increased traffic and assured that Mr. Parrill would still only be responsible for what he currently is. Mr. Stosich reiterated that the proposed use is the best use of this property and will work well for the needs of individuals and the county.

Commissioner Mathews confirmed Mr. Parrill would not be required to part of the road user's maintenance agreement for any of the new development on Yeti Lane.

Planner Nelson added that the feedlot previously mentioned is over one mile to the southeast.

Commissioner Nevill asked for clarification on other zoning within 2 miles of the subject property. Planner Nelson stated the closest rural residential zoning is over a mile away.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2024-0011, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Mathews recapped a prior case that was similar in regard to soil type, and this case should be considered similarly for consistency.

Commissioner Nevill agrees with staff's findings for denial for this case. A change of zoning is a foot in the door for other changes of zones. It would be beneficial to wait until the 5-acres zone gets established and is supported by the comprehensive plan.

Commissioner Sheets noted the comprehensive plan designates this area as agriculture, and not rural residential, so it is not appropriate in the area it is being proposed in.

MOTION: Commissioner Nevill moved to **recommend denial** for Case No. CR2024-0011 to the Board of County Commissioners, finding that the application does not meet criteria. Seconded by Commissioner Sheets.

Discussion on Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2D:

Case No. RZ2024-0004 – Fullmer: The applicant, Jared Fullmer, is requesting a conditional rezone of approximately 3.58 acres from the "RR" (Rural Residential) zone to the "CR-R-1" (Conditional Rezone Single-Family Residential) zone. The subject property is located at 1012 E Locust Ln, Nampa ID 83686, also referenced as Parcel R29204.

Chairman Sturgill called the applicant to testify.

Jared Fullmer – (Applicant) IN FAVOR – 1012 E Locust Ln, Nampa, ID 83686

Mr. Fullmer wants to change zoning so he can split off an acre for his mom and daughter.

Commissioner Mathews clarified that it would be an acre each for the applicant's mom and daughter.

Commissioner Sheets asked about the distance from city services. Mr. Fullmer said not very far. Commissioner Sheets asked how far away they were from city limits. Mr. Fullmer stated less than a mile.

Commissioner Nevill confirmed the applicant accepted the 4 conditions of approval. Commissioner Nevill asked if there were any existing access or easement issues and if the plan is to obtain a road user's maintenance agreement. Mr. Fullmer stated his neighbor was concerned about whether the driveway will block his property while it is being constructed, and confirmed the plan for a road user's maintenance agreement.

Chairman Sturgill noted that the consideration for a decision is based on specific criteria and not on family members living nearby.

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

Commissioner Nevill asked if there will be a future subdivision or plat for this property. Planner Bunn stated this is an original parcel and is already zoned. They could go through the land division process to rezone to R-1, but would be restricted to the 3 lots. Commissioner Nevill confirmed there would be individual wells for each of the 3 lots and that there would be private road construction requirements.

Commissioner Sheets confirmed this parcel could not be split within the residential zone due to the minimum lot size requirements.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Steve Kirkman – IN NEUTRAL – 3700 Sunnyridge Rd, Nampa, ID 83686

Mr. Kirkman is representing a neighbor that lives at the end of Locust Lane. The neighbor, Ron Coble, has concerns about the construction of the driveway blocking access on the lane to his property. The applicant informed Mr. Coble that he would provide temporary access through his property, and Mr. Coble is requesting that this be a condition of approval. Ron is also requesting utilities and fire access be on the applicant's property, the irrigation line be left uninterrupted, and his address does not change.

Commissioner Nevill asked if the irrigation line runs down the lane. Mr. Kirkman said it runs directly on the east side of the lane, running east, and clarified it is an open ditch. Commissioner Nevill asked if there is a legal easement, to which Mr. Kirkman believes there is. Commissioner Nevill also confirmed the request for adding a condition to prevent the construction from blocking access and allowing temporary access through the applicant's property.

Jared Fullmer – (Applicant) IN FAVOR – 1012 E Locust Ln, Nampa, ID 83686

Mr. Fullmer is open to working with the neighbor to keep access to and from his property open. The widening of the driveway will provide more adequate access for fire and emergency vehicles.

Commissioner Nevill confirmed the applicant would be amendable to adding condition 5 to have temporary access through his property during construction.

Commissioner Sheets asked if property address naming was something that could be discussed through the Planning & Zoning Commission. Planning Supervisor Dan Lister clarified that the private road code is specific in that once it serves more than 2 inhabited structures, it's required to be in the private road standards and is there for emergency services requirements. Although there are only 2 houses currently served, if any additional houses are added it would need to follow private road requirements. Commissioner Sheets confirmed that this application would change the neighbor's address. Planning Supervisor Lister stated that as part of the land division application process, a private road name would need to be submitted.

Commissioner Nevill confirmed that this rezone would end up having 4 houses served by the private lane, and asked if a road user's maintenance agreement is required. Planner Bunn confirmed it would be required, and clarified that there would be one required during the private road requirement or building permit, whether it is providing a current agreement or applying for a new one. Commissioner Nevill expressed concerns about the neighbor needing to change his address and join a road user's maintenance agreement. Planner Bunn stated there is no requirement of who needs to be on the agreement, but there needs to be a mutual agreement of who will be taking responsibility for the maintenance. Commissioner Nevill asked about EMS turnaround requirements, and Planning Supervisor Lister explained the requirements during the land division process.

Chairman Sturgill asked the representative for the neighbor to come back to the podium. Commissioner Nevill asked Mr. Kirkman to provide thoughts on the discussions of an address change and road user's maintenance agreement.

Steve Kirkman – IN NEUTRAL – 3700 Sunnyridge Rd, Nampa, ID 83686

Mr. Kirkman reiterated that an address change was one of Mr. Coble's biggest concerns with his age. He also specified the other concern regarding the ditch that provides water to Mr. Coble's property.

Planning Supervisor Lister explained the land division application process in regard to the easement requirements. Chairman Sturgill confirmed that the current finding that the property has access is still intact.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2024-0004, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Nevill believes a condition should be added that the construction does not block the existing lane and temporary access is provided through the subject property. He is also sympathetic with the neighbor that may have a lot of intrusion to their property. He stated this would affect the character of the area and not be compatible with the surrounding land use.

Commissioner Sheets is either in favor of tabling this request until there is enough information for access, or form a condition to allow access off of Locust Lane.

Commissioner Mathews suggested running the access road to the 2 properties that are going to split along the west edge of Mr. Fullmer's property.

Planning Supervisor Lister reiterated that the finding of adequate access is supported, and additional access requirements will need to be determined during the land division process. There was further discussion on legal access and potential standards.

Commissioner Nevill does not have any issues with adding 2 houses since it is close to the city, but does have an issue with imposing costs on someone that has been living there a long time. If eastern access could be determined, he would be in favor of this application, otherwise, he would prefer to table it.

MOTION: Commissioner Sheets moved to **recommend approval** for Case No. RZ2024-0004 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria and adding conditions 5, regarding legal access, and 6, regarding the prevention of blocking access to the existing neighbor during construction. Seconded by Commissioner Mathews.

Discussion on Motion:

None.

Roll call vote: 3 in favor, 1 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director of Development Services Jay Gibbons expressed interest in holding training for the new Commissioners as soon as possible. Commissioner Nevill suggested a topic during training regarding information obtained from the APA conference.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 9:54 P.M.

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

Approved this 4th day of December, 2025



Robert Sturgill, Chairman

ATTEST



Caitlin Ross, Hearing Specialist