



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, November 6, 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

Staff Members Present: Dan Lister, Planning Supervisor
 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. **September 18, 2025 MINUTES**
- B. **Case No. CU2025-0010 – Atkins-Hess:** Approve FCO's
- C. **Case No. CU2024-0021 – Knife River-Lola Pit:** Approve FCO's
- D. **Case No. CR2024-0011 – Beus:** Approve FCO's
- E. **Case No. RZ2024-0004 – Fullmer:** Approve FCO's

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

Item 2A:

Case No. CU2025-0009 – Knife River-Notus West Pit: The applicant, Megan Winter and Joseph Smith, representing Knife River Corporation - Mountain west and William Doramus, requests a conditional use permit to allow for a long-term mineral extraction, mining gravel, aggregate to be crushed, screened, washed and stockpiled on Parcels R35959 and R35957010, for a maximum of twenty (20) years on approximately 47.78-acres in the "A" (Agricultural) zone. The subject property is located at 21766 Howe Rd and 0 Howe Rd, Caldwell Idaho, 83607.

Chairman Sturgill affirmed the applicant to testify.

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

Ms. Winter explained that this application is for a new aggregate source in Notus, Idaho. Aggregates are the base for all of these types of projects, which makes it necessary to have local reserves to support these jobs. Ms. Winter described the mitigation measures planned to provide noise barrier to the neighbors, although no concerns have been expressed. The proposed depth of the mine is 20 feet and is too shallow to negatively impact water quality or quantity. Ms. Winter mentioned the approved reclamation plan from the Idaho Department of Lands, which includes a 13-acre water feature in the area in the floodplain, and the rest of the site will be brought back to grade for future development. All necessary agencies were contacted, and no concerns were expressed. Golden Gate Highway District did request a TIS to be included as a condition of approval. Ms. Winter believes this application aligns with the County's comprehensive plan at this time. Commissioner Nevill confirmed that all 10 proposed conditions of approval are acceptable.

Commissioner Sheets inquired on the anticipated traffic for the project. Ms. Winter explained their proposed truck route and anticipated trips averaging 40-45 daily trips. Commissioner Sheets asked for clarification on the type of haul trucks. Ms. Winter explained it would be dump trucks, and clarified it could be both types depending on who is coming in.

Chairman Sturgill asked about the timing of getting started on this project and how long the TIS would take. Ms. Winter stated it took about 3 months the last time they did a TIS, and they would hope to start on the project as soon as this application either got approved or all conditions were fulfilled. Chairman Sturgill asked if there would be any concerns with adding a condition indicating completion of a TIS prior to start of operations. Ms. Winter did not have any objections to that.

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

Commissioner Nevill asked if staff was amendable to adding a condition for the TIS. Planner Mberwa verified that it could be added as condition 9a.

Commissioner Sheets asked what type of crops are currently being farmed on this parcel. Planner Mberwa did not know.

Chairman Sturgill inquired on a public comment received in January regarding the intersection of Simplot and Notus Rd and the remediation requirement from ITD. Although this comment was received for a different case, Planner Mberwa stated ITD sent it over as it may impact this current case. She confirmed that it is the same intersection and explained the alternate route at Howe Road and Notus Road that the applicant plans on using to potentially relieve additional stress on the intersection in question. Chairman Sturgill agreed that a condition could be placed to either fix the damaged intersection or use the alternative route.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Steve Hylton – IN FAVOR – 5450 W Gowen Rd, Boise, ID 83709

Mr. Hylton stated he is the site manager and is available to answer any operation questions.

Commissioner Nevill asked if there would be a need to use the SH-19 and Notus Rd intersection, to which Mr. Hylton stated there always is. Commissioner Nevill confirmed that Knife River would accept a condition reflecting remediation of that intersection.

Bill Doramus – IN FAVOR – 21766 Howe Rd, Caldwell, ID 83607

Mr. Doramus stated this is his property, and they are selling their property for retirement.

Commissioner Sheets asked what has been growing on the property. Mr. Doramus answered it is strictly grass, and confirmed it is exclusively used for pasture for cows and horses. Commissioner Sheets asked if there have been any row crops. Mr. Doramus stated row crops have been attempted in the vicinity, but there are not very many of them. Commissioner Sheets asked about the water rights. Mr. Doramus stated it is an inch per acre from the Eureka Ditch Company.

Sam Shaw – IN NEUTRAL – 22453 Howe Rd, Caldwell, ID 83607

Mr. Shaw is neighbors with Mr. Doramus and stated he thought his corn crop was good. He expressed concerns regarding the roads and who will be maintaining them, as well as the berm and weed control.

Chairman Sturgill asked for clarification on Mr. Shaw's concerns regarding the roads and weed control on the berms. Mr. Shaw stated the current roads will not be able to handle the increase in heavy trucks. He clarified the question of who will maintain the weeds on the 8-foot berm around the perimeter of the property.

Commissioner Sheets asked if the concern regarding road conditions was related to the condition of the asphalt and subbase or debris on the road. Mr. Shaw confirmed both were a concern.

Ron Amarel – IN OPPOSITION – 26105 Amarel, Middleton, ID 83644

Mr. Amarel explained that this proposal establishes 47 acres of gravel pit with a 24-hour loading and hauling for up to 30 years, which is not compatible with the surrounding agricultural community. While gravel pits can be allowed in the agricultural areas, not every site is appropriate for the gravel pits. Mr. Amarel stated every surrounding site is productive row crop agriculture that has remained in agriculture for generations. There has been no evidence that gravel pits in the area have ever been reclaimed into residential use, which raises the question of the best use of the land. Mr. Amarel emphasized that this project raises a serious safety concern for the nearby cattle ranch operations. This is a herd district area, which means that if a driver hits livestock, the farmer is liable, not the driver. There is no indemnity or mitigation available to protect those existing agriculture users because this conflict cannot be mitigated. Mr. Amarel expressed concerns about the condition of the roads, stating gravel pits don't generate enough local tax to offset the damage they cause on the roads and the rural infrastructure. This project would leave behind lost farmland and degraded roads, and the incompatibility with surrounding agriculture and the inadequate reclamation plan is not appropriate.

Commissioner Nevill clarified that there is a condition of approval for the mineral extraction to last only 20 years. Commissioner Nevill asked for clarification on the reclamation plan. Mr. Amarel stated the residential plan is what he read, and if it were returned to pasture and grasses, there would be a concern of weed control.

Chairman Sturgill asked if Mr. Amarel had an alternative proposed reclamation idea. Mr. Amarel suggested making it row crop farmable, confirming the currently proposed water feature would not be necessary.

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

Ms. Winter discussed conversations held with ITD and the possible improvements of SH-19 and Notus road, reiterating that Knife River will accept any requirements determined by the TIS to move forward with this application. She wanted to note that there will not be any additional traffic as the current truck traffic for an existing site will be redirected to the new site. Ms. Winter stated the reclamation plan that was approved by IDL included the water feature, and they planned to reseed the rest for use of agricultural purposes. Although she had mentioned it could be used for residential purposes, this parcel would require a rezoning for that purpose, so the current plan of returning it back to agriculture would be the plan.

Chairman Sturgill inquired on a condition that holds Knife River accountable for the repairs on SH-19 and Notus Road if ITD or the highway district were unable to get to it in the timeframe needed for Knife River to start operations. Ms. Winter accepted the suggestion. Chairman Sturgill asked about weed control. Ms. Winter confirmed they spray for weeds as part of their maintenance.

Planning Supervisor Dan Lister provided history on an IMC mineral extraction pit south of the subject property where a condition was placed to improve the SH-19 and Notus Road intersection upon commencement. The issue is it is a 50-year pit and commencement can happen at any time; therefore, the intersection will not be improved until that happens. Planning Supervisor Lister suggested redirecting Knife River traffic in the opposite direction until the improvements are completed, but still adding timeframes for commencement.

Commissioner Nevill asked for suggestions on weed control. Planner Mberwa stated that perma-bark was suggested for prior application and could be suggested for this application. Planning Supervisor Lister explained the standard condition regarding weeds not becoming a public nuisance.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0009, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Nevill asked for condition 4b to be added with appropriate weed control verbiage, and conditions 9a and 9b be added regarding TIS and mitigation requirements and a remediation plan for the SH-19 and Notus Road intersection.

MOTION: Commissioner Nevill moved to **approve** Case No. CU2025-0009, amending conditions 4 and 9. Seconded by Commissioner Sheets.

Discussion on the Motion:

None.

Roll call vote: 3 in favor, 0 opposed, motion passes.

Item 2B:

Case No. CR2024-0007 – Evans: The applicant, Thomas C. Evans, is requesting a Conditional Rezone of approximately 3 of their 5.68 acres from an "A" (Agricultural) zone to a "C-2" (Service Commercial) zone. The request includes a development agreement to restrict the use to an RV storage facility. The subject property is located at 12724 Ropers Lane, Nampa, ID 83651, also referenced as Parcel R32816.

Chairman Sturgill affirmed the applicant to testify.

Thomas Evans – (Applicant) IN FAVOR – 12724 Ropers Ln, Nampa, ID 83651

Mr. Evans explained his background as a deputy sheriff, a sheriff's sergeant, and in real estate. He also explained the intent of the application to turn 3 of their 5.68 acres into an RV storage facility. Mr. Evans stated their property is an island of agriculture in a sea of subdivision homes. Their ranch is no longer conducive to the community and new neighbors have already started complaining about the cattle ranch that has been there for 50 years. Mr. Evans said that they have tried to sell the property, but have experienced challenges. The proposed RV storage facility would hold 120 recreational vehicles, depending on the size, and would be on the eastern 2 acres of the property with a 28-foot-wide easement around the arena and out of the property. There will not be any structures or services. The perimeter will have a solid 6-foot site obscuring fence. There are 2 fire hydrants with easy access to city water in case of an emergency. There is a stub road that is now paved that can act as an alternate emergency exit. Mr. Evans believes the precedent has already been set for this proposal with current and future commercial zoning in the area, and most buyers and sellers want RV storage in their community. Across the Treasure Valley, there are more homes being built than there are businesses and service to support the influx of new residents. HOAs and CC&Rs often restrict RV parking on residential properties, so this proposal will offer safe and affordable storage. There will be controlled access gates and onsite management to reduce the risk of theft, vandalism and unauthorized dumping. Landscaping buffers and pollution prevention measures will be implemented, and water will be retained on site. Mr. Evans concluded with this application merits strong support and meets the demand of the future and existing populations.

Commissioner Sheets asked for clarification on the access plan. Mr. Evans pointed out the current private road that is going to be improved to a public road, the stub road going out south towards Orchard Avenue, and the stub road going north through the subdivision. Commissioner Sheets asked if there is a size limit for the RVs. Mr. Evans stated the largest RV they could support would be 40 feet. Commissioner Sheets confirmed the parking surface would be pea gravel.

Commissioner Nevill asked for clarification on where the nearest commercial is. Mr. Evans highlighted his property in comparison to a nearby church, the Karcher Road corridor, an elementary school, and a cabinet shop.

Chairman Sturgill noted that running a business is another level than the current financial constraint, and asked if the applicant will manage it or sell it. Mr. Evans emphasized that it would be a family business. Chairman Sturgill confirmed the applicant was accepting of restricting the use to the one type of commercial operation. Chairman Sturgill asked if there were any comments the applicant wanted to add considering 4 of the criteria identified compatibility as an issue. Mr. Evans stated he believes the final project will fit far better than the current ag use and he does not want to sell the property.

Commissioner Nevill asked who Mr. Evans worked under as deputy sheriff. Mr. Evans answered he worked for Sheriff Donahue.

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

Commissioner Nevill asked why the cabinet shop is not considered commercial. Planning Supervisor Lister explained it is either legal, non-conforming or illegal; there is not a conditional use permit or approval for it. Because it did not reflect any decisions on the case map review, it could be an old decision that was never zoned commercial or could have been allowed in the Ag zone at the time. He clarified that churches can also be allowed in the Ag zone subject to a conditional use permit. Commissioner Nevill confirmed that aside from the property to the east, this parcel is surrounded by the City of Caldwell. Commissioner Nevill asked about the stubs, and Planning Supervisor Lister explained that in some land division subdivisions, there are stubs put in place in the event of future development. Commissioner Nevill asked about the conditions of the development agreement. Planning Supervisor Lister stated the applicant was only proposing the RV storage, and suggested adding the City's recommended conditions for landscaping, reviewing the fire districts comments regarding connecting to city services for the fire hydrant, and considering the split rezone leaving the rest Ag.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Heather Burton – IN NEUTRAL – 12566 Ropers Ln, Nampa, ID 83651

Ms. Burton is the neighbor to the east of the subject property and agreed with the struggles of the decline and the inability to sell their properties. She believes that good fences make good neighbors, so agrees with the addition of the 6-foot fence. Ms. Burton claimed they are remaining Ag, and requests the consideration of bigger fences to respect their privacy and security issues. They already have issues with traffic traveling down to their property and turning around.

Chairman Sturgill confirmed Ms. Burton is facing the same issues as the applicant, but she is not in favor of this application. Ms. Burton expressed concerns with this project running immediately adjacent to their property. Chairman Sturgill asked what options the City of Caldwell has offered. Ms. Burton stated they have shown up in opposition to every phase of the surrounding development, but it falls on deaf ears. The city has offered enough to buy their property so they can purchase somewhere else, but not enough to rebuild. Chairman Sturgill asked for clarification on her concerns. Ms. Burton reiterated the desire for privacy and security with fencing and lights. Chairman Sturgill inquired on the issue of driving RVs through roads that are narrowed by cars parked on each side. Ms. Burton stated it wouldn't affect them as they now have to use the same roads since their private road has been made public. Chairman Sturgill confirmed that the City of Caldwell has made both properties incompatible with all of the development.

Commissioner Nevill asked if Ms. Burton still wants to live on her property under these conditions. Ms. Burton said she and the applicant are facing the same challenges, so she is not against them wanting to make the best of a horrible situation, and she would like more time for more thoughtful consideration in the planning.

Thomas Evans – (Applicant) REBUTTAL – 12724 Ropers Ln, Nampa, ID 83651

Mr. Evans emphasized they will consider everything they do with regard to the Burtons, including pointing lights away from them as much as possible, although there is a significant amount of streetlights from the subdivisions. He stated he does not see a concern with having a fire hydrant available for emergency use, the city water is available on both sides of the property, it is Caldwell Fire that would be servicing them, and law enforcement would be served by the Canyon County Sheriff's Office. Mr. Evans touched on the comment regarding narrow roads, stating those will be their customers and they would be driving their RVs in and out and this will be a shorter distance for them to drive. He said they can make the property aesthetically pleasing and the trees and fence would provide a good barrier. In his experience with real estate, Mr. Evans stated 70% of homeowners want RV storage, so this is good opportunity to provide that amenity.

Planning Supervisor Lister commented that this property is in the boundaries of Nampa Fire District, not the Caldwell Fire District.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2024-0007, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Sheets expressed that he is sympathetic with the applicant, realizing the significant amount of change around them and their objections having no affect. He explained he cannot adequately answer the criteria concerning whether this is consistent with the comprehensive plan or more appropriate than the current zoning. Commissioner Sheets noted that if the other Commissioners want to move forward with a recommendation of approval, he will prefer to postpone this hearing to develop concrete conditions.

Commissioner Nevill agreed with Commissioner Sheets, and added he is not comfortable with creating the conditions necessary for a development agreement to recommend approval. He also recommended postponing this case until a sufficient development agreement could be provided.

Chairman Sturgill also agreed with the prior Commissioners' comments, stating the city has done a great disservice to these property owners and put them in an untenable situation. He mentioned having a discussion with 2 new Commissioners regarding basing decisions upon the criteria, and believes this is a perfect example. Chairman Sturgill is sympathetic with postponing this case, but is inclined to accept staff's findings and recommend denial. This gives the applicant the opportunity to go before the Board of County Commissioners to be very specific in response to staff's findings. Chairman Sturgill recommended working with staff to create a development agreement to present to the Board.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. CR2024-0007 to the Board of County Commissioners, finding that the application does not meet criteria. Seconded by Commissioner Nevill.

Discussion on the Motion:

Commissioner Nevill mentioned there should be ways to gain approval provided to the applicant. He emphasized the need for a development agreement, and suggested changing the application to C-1 as it is less impactful than C-2.

Roll call vote: 3 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Planning Supervisor Lister mentioned the training session scheduled before the hearing on November 20th, and recommended considering any topics to be discussed and emailing himself or the Director.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 8:49 P.M.

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

Approved this 18th day of December, 2025



Robert Sturgill, Chairman

ATTEST



Caitlin Ross, Hearing Specialist