



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, February 2, 2017 6:30 P.M.**

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

Commissioners Present: Richard Hall, Chairman
Sandi Levi, Secretary
David Scheuerer, Vice Chairman
Shannon Carrell, Commissioner
Gary Duspiva, Commissioner
Rod Garrett, Commissioner

Staff Members Present: Kyle McCormick, Planner
Debbie Root, Planner
Kathy Frost, Recording Secretary

Chairman Richard Hall called the meeting to order at 6:36 p.m.

Secretary Levi proceeded to the business items on the Agenda.

Agenda revised moving Item # 2 to Item # 1, Item # 3 to Item # 2 and Item #1 to Item #3.

NEW BUSINESS

ITEM #1 4D LLC Mineral Extraction to be tabled CASE #PH2016-69

4D LLC / Kyle Cooper has requested a mineral extraction permit to include a gravel mining and ~~crushing operation~~ on parcel R34066, approx. 56.6 acres, with planned excavation and mining of up to 16.47 acres of the subject property for a period not to exceed two years. The subject property is located at 21977 Duff Lane, Middleton, ID and is further described as a portion of the NE ¼ of Section 17, Township 4N, Range 2W, Boise-Meridian, Canyon County, Idaho.

MOTION: Commissioner Scheuerer moved to table Case #PH2016-69 to date certain March 2, 2017, seconded by Commissioner Duspiva. Voice vote motion carried.

ITEM #2 Wind River Estates Subdivision CASE #SD-PH2016-58

A request by Breckenridge Family Trust for approval of a **Preliminary Plat, Irrigation & Drainage Plan** for **Wind River Estates Subdivision**. The development of parcel R38200010C consists of four residential lots on approximately 9.053 acres, and is located in an RR (Rural Residential) zone. The proposed development is located at 12145 Purple Sage Road, Middleton, Idaho, further described as a portion of the NENE of Section 36, T5N, R3W, BM, Canyon County, Idaho.

Planner Debbie Root reviewed the staff report for the record.

Chairman Hall affirmed Witnesses to testify.

Testimony in Favor: T J Wellard
Neutral Witnesses: None
Testimony in Opposition: None

T J Wellard 21851 Upper Pleasant Rd- Applicant Representative

- Representing the Breckenridge Family Trust and developer 43rd State LLC, they are proposing a 5 lot subdivision with 4 residential lots and 1 private road lot.
- Access will be via Mint road as it intersects Purple Sage Road, as approved by the Highway district along with a neighboring subdivision, who are part of the Road Users Maintenance agreement.
- Irrigation is gravity fed through a buried pipe, each lot will have an orchard style access point, in order to sprinkle irrigate. Storm water will be retained on the private road lot. Each individual lot owner will be required to retain their own storage water based on the improvements they put in place on their lot. Irrigation water will be pumped out of the pipeline.

MOTION: Commissioner Levi moved to close public testimony on Case# SD-PH2016-58; seconded by Commissioner Carrell. Voice Vote, motion Carried.

MOTION: Commissioner Scheuerer moved to recommend approval of Case #SD-PH2016-58 and accept the Findings of Fact and Conclusions of Law as presented, seconded by Commissioner Carrell. Roll call vote, motion carried: 6 in favor, 0 in opposition.

OLD BUSINESS

ITEM #3 Dale & Kathy Lee

CASE #RZ-PH2016-65

Adopt revised Findings of Facts and Conclusions of Law

Darin Taylor on behalf of Dale and Kathy Lee have applied for a rezone of parcels R37513, R37513-013, R37513-013A and R37513-014 approximately 61 acres, from "A" (Agricultural) to "R1" (Single Family Residential). The subject property is located on north side of Purple Sage Road approximately ½ mile east of the intersection of Duff and Purple Sage Roads and is further described as a portion of SE SWSE, SESW of Section 28, Township 5N, Range 2W.

MOTION: Commissioner Carrell moved to adopt the Revised Findings of Fact and Conclusions of Law Recommending Denial on Case#RZ-PH2016-65; seconded by Commissioner Scheuerer. Roll call vote, motion carried: 6 in favor, 0 in opposition.

ITEM #4 APPROVAL OF MINUTES:

- a. January 19, 2017

MOTION: Commissioner Duspiva moved to approve the minutes of January 19, 2017 as presented, seconded by Commissioner Levi. Voice vote motion carried.

ITEM #5 PLANNER and COMMISSION COMMENTS

ITEM #6 ADJOURNMENT: 7:03 PM

MOTION: Commissioner Scheuerer moved to adjourn, seconded by Commissioner Duspiva. Voice Vote, motion carried.

Signed this 16th day of February, 2017

Richard Hall, Chairman

ATTEST:

Kathy Frost, Recording Secretary