



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, January 18, 2018 6:30 P.M.**

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

Commissioners Present: Richard Hall, Chairman
Sandi Levi, Secretary
John Carpenter, Commissioner
Rob Sturgill, Commissioner
Patrick Williamson, Commissioner

Staff Members Present: Patricia Nilsson, Director
Jennifer Almeida, Planner
Kathy Frost, Recording Secretary

Chairman Richard Hall called the meeting to order at 6:30 p.m.

Secretary Levi proceeded to the business items on the Agenda.

OLD BUSINESS:

ITEM #1 MS & MB Farms LLC (Blue Barn Produce)

CASE: PH2017-42 & 43

MS & MB Farms LLC (Blue Barn Produce) is requesting a Comprehensive Plan Map Change to change the Future Land Use Designation of parcel no. R34600, approximately 7 acres, from "Agriculture" to "Commercial". Also requested is a Rezone of the same parcel, parcel no. R34600, approximately 7 acres from an "A" (Agricultural) zone to a "C-2" (Service Commercial) Zone. The subject property is located at 16356 Hwy 20 26, Caldwell, ID, in the SE ¼ of Section 08, T4N, R3W, BM.

MOTION: Commissioner Sturgill moved to table Case PH2017-42 & 43 to date certain 2/1/2018. Seconded by Commissioner Williamson, voice vote motion carried.

ITEM #2 Richard Dunning

CASE: RZ-PH2017-68

Richard Dunning has requested to rezone parcel R33843, approx. 3.96 acres from "RR" (Rural Residential) to an "R1" (Single Family Residential) zone for the purpose of creating three (3) residential lots on the acreage. This property contains greater than 10% slope. The subject property is located at 8571 Latimore Drive, Middleton, Idaho and is further described as being a portion of the northwest quarter of Section 03, Township 4N, Range 2W, BM, Canyon County.

MOTION: Commissioner Sturgill moved to table Case RZ-PH2017-68 to date certain 2/1/2018. Seconded by Commissioner Williamson, voice vote motion carried.

NEW BUSINESS

ITEM # 3 Election of Planning and Zoning Officers (Chairman, Vice Chairman, and Secretary)

MOTION: Commissioner Williamson moved to amend the Agenda to consider Item #3 after Item #4, seconded by Commissioner Sturgill. Voice vote motion carried.

ITEM #4 Michael Freer

CASE#PH2017-70

Michael Freer is requesting a **Rezone** of approximately 20.11 acres from an “A” (Agricultural) zone to an “R-1” (Single Family Residential) zone. The subject property, Parcel No. R38224010 is located on the west side of Hartley Lane, at the intersection of Flower Lane and Hartley Lane, Middleton, Idaho, in a portion of the NW ¼ of Section 36, T5N, R3W, BM, Canyon County, Idaho.

Planner Jennifer Almeida, reviewed the staff report for the record, including late exhibits #18 & 19.

Chairman Richard Hall, affirmed the witnesses to testify and entered late exhibits into the record.

Testimony in favor:

Alan Mills – PO Box 206, Middleton ID – Applicant representative in favor

- Agree with staff report, this property was approved for a Conditional Use Permit in 2008, due to the economy at the time the platting did not get done and the CUP expired. We are back now to get the process back together.
- The applicant did contract for a level 1 nutrient pathogen study on the property in 2008, the findings support the 16 proposed lots. Southwest District Health stated that study is still relevant and has been approved by SWDH and DEQ.
- Access has yet to be determined, the Highway District submitted a letter indicating there is a 40 foot easement on Flower lane and they will require 40 foot easement from this applicant making that 80 feet. The applicant plans to meet with other owners of the road to make improvements.
- Irrigation is Black Canyon irrigation there are two options from the north & south, final approval will come from Black Canyon irrigation.

Testimony in neutral: none

Testimony in opposition: none

MOTION: Commissioner Levi moved to close public testimony on Case PH2017-70, seconded by Commissioner Sturgill. Voice vote motion carried.

MOTION: Commissioner Levi moved to recommend approval to the Board of County Commissioners on Case PH2017- 70, including the Findings of Fact and Conclusions of Law. Seconded by Commissioner Williamson. Roll call vote, 5 in favor 0 opposed. Motion carried.

ITEM # 3 Election of Planning and Zoning Officers (Chairman, Vice Chairman, and Secretary)

Commissioner Carpenter nominated Chairman Hall to be Chairman, Commissioner Levi nominated Commissioner Sturgill to be Vice Chairman, and Commissioner Williamson nominated Commissioner Levi to be Secretary. Roll call vote, elections carried.

ITEM #5 APPROVAL OF MINUTES:

- a. December 21, 2017

MOTION: Commissioner Sturgill moved to approve the Minutes of December 21, 2017 as written, seconded by Commissioner Williamson. Voice vote motion carried.

ITEM #6 PLANNER and COMMISSION COMMENTS:

- **Director Nilsson:** Drafted a clarifying resolution on stipends and mileage for P&Z members on work sessions and trainings, resolution is still being worked on.
- Currently there is nothing on the agenda for February 15, 2018 hearing, we could table something from February 1st to that day or we may have a work session on that day.
- Discussion on the process involving the Comp Plan changes being worked on, including the talks currently underway in Star.

ITEM #7 ADJOURNMENT: 7:25 pm

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Carpenter. Voice vote Motion carried.

Signed this 1st day of February, 2018

Chairman Richard Hall

ATTEST:

Kathy Frost, Recording Secretary