



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, November 5, 2020**  
**9:00 P.M.**

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**1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING**

**Commissioners Present:** Robert Sturgill, Chairman  
Patrick Williamson, Vice Chairman  
Rick Fried, Commissioner  
John Carpenter, Commissioner  
Sheena Wellard, Commissioner  
Scott Brock, Commissioner

**Staff Members Present:** Patricia Nilsson, Director  
Dan Lister, Planner  
Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 9:07 p.m.

**Vice Chair Williamson** read the testimony guidelines and proceeded to the business item on the agenda.

**Action Item Case No SD2020-0028:** A request by Roger and Donna Goff for approval of a Short Plat for **Goff Subdivision** on Parcel R35120010. The development consists of three (3) residential lots. The property is zoned "R-R" (Rural Residential). The vacant 18.7 acre parcel is located adjacent to 3423 Marble Front Road and 3410 Lincoln Road, Caldwell; also referenced as a portion of the NE ¼ of Section 23, Township 4N, Range 3W; Canyon County, Idaho.

No conflicts or declarations were stated by the Commissioners.

Planner Dan Lister presented the staff report. This property was rezoned earlier this year. This is a 3 lot subdivision with an average lot size of over 6 acres. It has frontage on Marble Front and Lincoln Roads. The highway district asked for right-of-way dedications on the adjacent roads which the applicant has shown on the plat. It will be served by individual well and septic systems. They intend to continue the agricultural uses and have irrigation. He reviewed the 9 proposed conditions.

Commissioner Wellard asked why condition #7 was added.

Commissioner Carpenter asked what the fire district would require. Mr. Lister replied he won't know until he receives a comment letter.

Commissioner Fried asked about condition #4 regarding stormwater runoff.

Director Nilsson described the history of this proposal with the City of Caldwell. County staff views this plat as interim development that could be expected to be redeveloped in the future.

The Chairman entered late exhibit #5, the staff powerpoint, in the record.

Brad Goff, 3410 Lincoln Road, Caldwell, Idaho, testified in favor of the application as the applicant. We have stuck with their plan. The property feeds from the center cement ditch. Runoff will function as it

has historically.

Roger Goff, 5022 Lasher Lane, Caldwell, Idaho, testified in favor of the application. He doesn't see any problem with drainage as they've never had a drainage problem. They have met with the highway district and Pioneer Irrigation.

**MOTION:** Commissioner Fried moved to close public testimony on Case SD2020-0028, seconded by Commissioner Carpenter. Voice vote, motion carried.

Commissioners Wellard and Brock deliberated; Wellard wanted condition #7 removed; staff agreed. Brock agreed and commended the local farmer who wanted to keeping farming while taking care of his family.

**MOTION:** Commissioner Wellard moved to recommend approval of the Findings of Facts, Conclusions of Law and to conditions of approval modified to remove condition #7 and to remove item D regarding floodplain from the Conclusions of Law for Case SD2020-0028, to the Board of Canyon County Commissioners. Motion seconded by Commissioner Brock. Roll call vote with 6 in favor and 0 opposed, motion carried.

Commissioner Williamson moved to adjourn. Commissioner Carpenter seconded the motion. Voice vote, motion carried. Meeting adjourned at 9:49 pm

**Approved this 19<sup>th</sup> day of November, 2020**

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Robert Sturgill, Chairman

**ATTEST**

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Kellie George, Recording Secretary

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