



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, March 16, 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: Debbie Root, Planner
Dan Lister, 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 Albion Acres Subdivision

CASE: SD-PH2016-72

Horrocks Engineers on behalf of TMJF Properties, LLC has submitted a Preliminary Plat and Phasing Plan, Preliminary Grading Plan, Preliminary Irrigation Plan and Preliminary Drainage Plan for Albion Acres Subdivision. The proposed three phase development contains 32 residential lots on approximately 74 acres of "RR" (Rural Residential) zoned property located at the northeast corner of Willis and El Paso Roads. The property is further described as a portion of the SW quarter of Section 34, Township 5N, Range 3W, BM, Canyon County, Idaho.

Planner Debbie Root: Reviewed the staff report for the record, including revised agreement pages and correction of the legal description to state 32 residential lots.

Chairman Hall: Affirmed Witnesses to testify.

Testimony in Favor: Wendy Shrief

Neutral Witnesses: None

Testimony in Opposition: None

Wendy Shrief – 5700 Franklin Nampa ID 83687 Applicant Representative – in favor

- There are 74 acres in the subdivision, at the corner of Willis and El Paso Rd.
- The property has already been zoned "RR" (Rural Residential).
- The requirements for "RR" will all be met
- There will be 32 lots, average lot size is 2 acres.
- Plat revisions dedicate 30 feet of right of way on the Northern property line, for a potential ¼ line road extension. The road extension will not be constructed at this time, the revision

is to preserve the right of way for future use. The common lot will be reduced a small amount due to this revision.

- There will be septic systems and wells, this is a nitrate area and we are working with SWDH to make sure we are in compliance.
- Internal streets have 60 feet of right of way with 54 foot road section, 2 foot gravel shoulders and swales.
- Four lots will have 50 feet of frontage which has been approved by Director Nilsson.
- Amenities provided will be private walking paths, 1.8 acres of common area, & ponds.
- There are wetlands within the subdivision, we will stay clear of those areas.
- There will be view lots with upscale homes.
- Some portions of the site are in the hillside area with 15 percent slopes, we have worked with Keller Associates and the DSD staff to create a drainage plan and grading.

MOTION: Commissioner Scheuerer moved to close testimony on Case SD-PH2016-72, seconded by Commissioner Duspiva. Voice vote motion carried.

MOTION: Commissioner Scheuerer moved to recommend approval of Case SD-PH2016-72 as conditioned, including the Findings of Facts and Conclusions of Law, seconded by Commissioner Garrett. Roll call vote, motion carried with 6 in favor 0 in opposition.

NEW BUSINESS

ITEM #2 Golden West Produce LLC

CASE: PH2017-8

Design West Architects, representing Golden West Produce LLC, is requesting a Conditional Use Permit to allow a food processing facility. The facility will store, package, and ship onions. The property is zoned "A" (Agricultural) and designated as "Agricultural" on the Comprehensive Plan Future Land Use Map. The vacant property is known as tax parcel R39313 and is located in a portion of the SE quarter of Section 8, Township 6N, Range 5W, BM, Canyon County, Idaho.

Planner Dan Lister: Reviewed the staff report for the record, including late exhibit #E and condition #11.

Chairman Hall: Affirmed Witnesses to testify.

Testimony in Favor: Bill Hamlin, Troy Seward, Ken Seward

Neutral Witnesses: None

Testimony in Opposition: None

Bill Hamlin – 216 S W 5th Ave Meridian ID – Applicant Representative in Favor

- Due to the extremely harsh winter, there is a significant hardship for Golden West Produce, due to the excessive damage to their facility in Nyssa Oregon. The recovery plan creates opportunities to update the facilities, technology and processing efficiency. This includes moving to Canyon County.
- Canyon County will benefit from having a respected business that enhances the Agricultural use and positive economic gain.
- There are time challenges to gain approval and be operational this summer. We are counting on Canyon County Government to work swiftly and efficiently and so far we have seen that happening.
- This is a positive project with very limited negative impacts.
- The threshold for a domestic well is 25 employees, beyond that a commercial well will be necessary. We are starting with a domestic well in order to get operational as quickly as

possible, that well will be created to commercial standards so that we can upgrade to a commercial well as the business expands.

- We will comply with all DEQ and Water Resources standards.

Troy Seward – 0 Locker Road Parma ID 83660- Owner in favor

- Golden West suffered significant damage at our Nyssa facility, we lost five onion storage buildings and our onion production facility.
- With the existing building onsite at the proposed location, there previously was a phased approach planned for moving our operation to Canyon County, however with the difficulties caused by last winter’s damage, we are now making one large phase to move the operation and rebuild.
- Any future building plans will have heavier snow load capabilities that are beyond code requirements.
- Mr. Seward grew up in Parma and is currently farming over 2000 acres in Canyon County, and owns approximately 1200 acres. We want to be in Canyon County and this is the time to make that move.

Ken Seward – 34662 Apple Valley Rd Parma ID 83660 – in favor

- Mr. Seward is a surrounding land owner, and a 64 year resident of the same property, and has seen Golden West practices and how they operate business. He is very much in favor of this project.

MOTION: Commissioner Scheuerer move to close public testimony on Case CU-PH2017-8, seconded by Commissioner Carrell. Voice vote, motion carried.

MOTION: Commissioner Garrett moved to approve Case CU-PH2017-8 as well as the Findings of Facts, Conclusions of Law and Conditions of Approval. Seconded by Commissioner Scheuerer. Roll call vote, motion carried with 6 in favor and 0 in opposition.

ITEM #3 Table Meadows Subdivision

CASE: SD-PH2016-32

A request by *Dodd Investments, LLC* for approval of a Modification of the Preliminary Plat showing a phasing plan for *TABLE MEADOWS SUBDIVISION*. The proposed Phase II development is for 45 residential lots, six common lots, public roads, City of Nampa water and sewer, on approximately 28.47 acres located in an “R1” (Single Family Residential) zone. Phase III is an undeveloped 5.43 acre parcel. The subject property, R29568010, is located at the southwest corner of the intersection of Lewis Lane and South Powerline Road and is further described as a portion of the NE ¼ of the NE ¼ of Section 15, Township 2N, Range 2W, BM, Canyon County.

Commissioner Levi: Requested to be recused.

Planner Debbie Root: Reviewed the staff report for the record, including late Exhibit #14

Chairman Hall: Affirmed Witnesses to testify.

Testimony in Favor: Abbey Stover

Neutral Witnesses: Terry Bull

Testimony in Opposition: Corey Baez

Abbey Stover – 332 Broadmore Nampa ID 83687 – Applicant in favor

- Proposal for the phase line; currently the developer, Ron Dodd lives in the out parcel under Phase three. Phase three is currently a pasture that the Dodd’s use for their animals, they would like to retain that parcel for now, until they decide in the future to develop it.
- Phase two is currently under construction.
- This subdivision currently has Nampa City water and sewer services.

Rebuttal:

- The stop sign issue is not in our jurisdiction, however we are not opposed to a 4 way stop.
- There is a pathway through the park for children to get to school so they are not on Lewis Ln.
- The size of the lots are larger than code requires.

Terry Bull – 7918 Wilbeth Ln Nampa ID 83686 – in neutral

- Neighbor to the east of the subdivision.
- Not opposed to the phase three plan, however there are safety concerns about the phases already completed and the phase still under construction, regarding traffic and school children. The density of this subdivision is higher than it should be.
- The intersection of Lewis Ln and South Powerline is a 2 way stop, this is not sufficient to provide safety in the area, it should be a 4 way stop. (Commissioner Scheuerer recommended Mr. Bull talk to the Nampa Highway District regarding this, as it is their jurisdiction)
- Hoping that phase three will not have a density increase.

Corey Baez – Lewis Ln Nampa ID 83686 – in opposition

- Unable to attend the initial meeting for Table Meadows Subdivision.
- Opposed to the Subdivision in general because the increase in population in Nampa is too high. Due to the lot sizes the homes will be expensive, and not affordable to single people so there will be at least two cars per household, creating increased traffic in the area.
- The pollution levels are too high in Nampa. Too many building permits are being issued in Nampa. There should be restrictions on permits and out of state builders, to prevent increase in pollution, crime, & unemployment and the decrease in Agriculture.

MOTION: Commissioner Scheuerer moved to close public testimony on Case SD-PH2016-32, seconded by Commissioner Duspiva. Voice vote, motion carried.

MOTION: Commissioner Duspiva moved to recommend approval of Case SD-PH2016-32 as conditioned, including The Findings of Facts and Conclusions of Law, seconded by Commissioner Scheuerer. Roll call vote, motion carried with 5 in favor 0 in Opposition.

ITEM # 4 Andorra Estates Subdivision

CASE: SD-PH2016-63

Tony Elordi has submitted a Preliminary Plat, Preliminary Drainage Plan, and Preliminary Irrigation Plan for Andorra Estates Subdivision. The proposed development is subject to a Development Agreement with Canyon County DA# 16-226 recorded as instrument # 2016-040997. In accordance with DA#16-226 the proposed development contains six (6) residential lots, two (2) restricted Agricultural lots, and two (2) road lots on approximately 68.48 acres of “CR-RR” (CR-Rural Residential) property located adjacent to and east of 18231 Niche Lane, Caldwell, Idaho. The subject properties, parcels R30262 and R30018, are further described as being a portion of 01-2N-4W-NE and 06-2N-3W-NW, BM, Canyon County.

Planner Debbie Root: Reviewed the staff report for the record.

Chairman Hall: Affirmed Witnesses to testify.

Testimony in Favor: Tony Elordi

Neutral Witnesses: None

Testimony in Opposition: None

Tony Elordi – 3304 Iowa Ave Caldwell ID 83605 – Applicant in favor

- There are 6 buildable lots, 2 agricultural lots, and 2 road lots.
- Condition #8 & #9 address retention areas and there will be drainage plans in place.

MOTION: Commissioner Carrell move to close public testimony on Case PH2016-63, seconded by Commissioner Scheuerer. Voice vote, motion carried.

MOTION: Commissioner Carrell move to recommend approval of case SD-PH2016-63 as conditioned, including the Findings of Fact and Conclusions of Law, seconded by Commissioner Levi. Roll call vote, motion carried with 6 in favor and 0 in opposition.

ITEM # 5 Kinder Platz Subdivision

CASE: SD-PH2016-68

Alan Mills on behalf of Apple Properties, LLC has submitted a Preliminary Plat with Irrigation Plan for Kinder Platz Subdivision. The proposed development contains three residential lots and one road lot on parcel #R34449010A, approximately 25.33 acres, of “RR” (Rural Residential) property. The subject property will be accessed via a private road with road easement from an adjacent property to Willis Road. Two new Canyon Hill Canal crossings are required for the proposed development. The subject property is located approximately 1300 feet south of Willis Road approximately 1640 feet west of the intersection of Willis Road and Emmett Road. The property is further described as a portion of the NE quarter of Section 2, Township 4N, Range 3W, BM, Canyon County, Idaho.

Planner Debbie Root: Reviewed the staff report for the record. Including revised drawings.

Chairman Hall: Affirmed Witnesses to testify.

Testimony in Favor: Allan Mills

Neutral Witnesses: None

Testimony in Opposition: None

Allan Mills- PO Box 206 Middleton ID 83644 - Applicant Representative – in favor

- RUMA is recorded, the first recording is for the easement from Willis Rd to the property.
- Water user agreement will be recorded between four property owners. Water will not interfere with neighbor’s water as it is a separate delivery point.
- Working in cooperation with Black Canyon Irrigation district to assure all of their conditions are met.
- The owner of the project will build and live in a home on lot # 4.

MOTION: Commissioner Scheuerer moved to close public testimony on Case SD-PH2016-68, seconded by Commissioner Duspiva. Voice vote motion carried.

MOTION: Commissioner Carrell recommended approval of case SD-PH2016-68 as conditioned, including the Findings of Facts and Conclusion of Law, seconded by Commissioner Levi. Roll call vote, motion carried with 6 in favor and 0 in opposition.

ITEM #6 APPROVAL OF MINUTES: Commissioner Carrell abstained from voting due to absence at the hearing.

a. March 2, 2017

MOTION: Commissioner Duspiva moved to approve the minutes of March 2, 2017 as presented, seconded by Commissioner Scheuerer. Voice vote motion carried.

ITEM #7 PLANNER and COMMISSION COMMENTS:

- Discussion regarding the appropriateness of obtaining additional information regarding case #PH2016-69, 4DLLC. Chairman Hall did ask the director for additional information and was informed that it is appropriate for them to receive the requested information.
- Planner Debbie Root encouraged the Commission to request information from the planner assigned to cases ahead of hearings, if they have questions.

ITEM #8 ADJOURNMENT: 8:30 PM

MOTION: Commissioner Scheuerer moved to adjourn, seconded by Commissioner Carrell. Voice vote motion carried.

Signed this 6th day of April, 2017

Richard Hall, Chairman

ATTEST:

Kathy Frost, Recording Secretary