



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 7, 2017 6:30 P.M.**

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

Commissioners Present: Rick Fried, Vice Chairman
Sandi Levi, Secretary
John Carpenter, Commissioner
Rod Garrett, Commissioner
Rob Sturgill, Commissioner
Patrick Williamson, Commissioner

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

Vice Chairman Rick Fried called the meeting to order at 6:30 p.m.

Secretary Levi proceeded to the business items on the Agenda.

OLD BUSINESS

ITEM #1 David & Marsha Patterson **CASE: CPR-PH2017-57**
Case CPR-PH2017-57 is withdrawn by the applicant.

ITEM # 2 ORDINANCE AMENDMENT **CASE: ZOA-PH2017-15**
An ordinance amending Canyon County Code, chapter 7, section 07-02-03 to add a definition of aliquot, to modify the definition of original parcel and to add a definition of nonconforming property; to amend section 07-10-21(2) to add a note to table 2 providing for a calculation of lots in cases where public dedications are made when subdividing property and to provide a decrease of up to 15% of the required average minimum lot size when public dedications are provided when subdividing or through an administrative land division; and to delete section 07-01 and replace it with standards for the regulation of nonconforming properties, structures and uses.

MOTION: Commissioner Sturgill moved to recommend approval to the Board of County Commissioners of Case ZOA-PH2017-15 and adopt the Findings of Fact, Conclusions of Law, Conditions of Approval and Order as written. Seconded by Commissioner Carpenter. Roll call vote, 5 in favor 0 opposed. Motion carried

ITEM #3 Michael Byers & Camille Douthit **CASE: CU MOD- PH2017-54**
Case CU-MOD-PH2017-54 is withdrawn by the applicant.

ITEM #4 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 Williamson moved to table case RZ-PH2017-68 to date certain January 18, 2017. Seconded by Commissioner Sturgill. Roll Call vote, 6 in favor 0 opposed. Motion carried.

ITEM #5 Carter Estate Rezone

CASE: RZ-PH2017-64

The representatives of the estate of James and Alyce Carter are requesting to rezone approximately 4.73 acres from "RR" (Rural Residential) zoning to "R1" (Single Family Residential). The subject property is located at 5525 E. Orchard Ave., Nampa, ID.

Commissioner Levi is recused

Planner Debbie Root, reviewed the staff report for the record.

Vice Chairman Rick Fried, affirmed the witnesses to testify.

Testimony if favor:

Mike Dutton – 17237 N Cody Ave Nampa ID – Applicant in favor

- The rezone is needed to make the lots buildable in order to sell them.

Linda Dutton – 17237 N Cody Ave Nampa ID – in favor

- Agree with previous testimony

Debbie Carter – 5177 Thompson Rd Marsing ID – in favor

- I will be living in the home after the rezone, questioning if a cow would be allowed. Staff reviewed the ordinance regarding the number and type of animals allowed.

Testimony in neutral: None

Testimony in opposition: None

MOTION: Commissioner Garrett moved to close public testimony on Case RZ-PH2017-64. Seconded by Commissioner Williamson. Voice vote, motion carried.

MOTION: Commissioner Carpenter moved to recommend approval to the Board of County Commissioners of Case RZ-PH2017-64 and adopt the Findings of Fact, Conclusions of Law, Conditions of Approval and Order as written. Seconded by Commissioner Sturgill. Roll call vote, 5 in favor 0 opposed. Motion carried

ITEM #6 Reece Estates Subdivision

CASE: PH2017-63

A request by Scott Reece for approval of a **Preliminary Plat and Final Plat for Reece Estates Subdivision**. The development consists of four (4) lots and is located in an "R-R" (Rural Residential) zone. The subject properties are a replat of Lot 2 Block 1 and Lot 1 Block 2 of Grants Acres Subdivision. The subject properties are located at 9525 and 9641 Pump Road, Nampa, Idaho in a portion of the NE ¼ of Section 15, T2N, R3W, BM, Canyon County, Idaho.

Planner Jennifer Almeida, reviewed the staff report for the record.

Vice Chairman Rick Fried, affirmed the witnesses to testify.

Testimony if favor:

T J Wellard – 21851 Upper Pleasant Ridge Rd – Applicant representative – in favor

- This property has been zoned Rural Residential, we are proposing a 4 lot subdivision with individual wells and septic systems. Access will be from Pump road as approved by Nampa Highway District.

Testimony in neutral: None

Testimony in opposition: None

MOTION: Commissioner Levi moved to close public testimony on Case PH2017-63. Seconded by Commissioner Carpenter. Voice vote, motion carried.

MOTION: Commissioner Garrett moved to recommend approval to the Board of County Commissioners of Case PH2017-63 and adopt the Findings of Fact, Conclusions of Law, Conditions of Approval and Order as written. Seconded by Commissioner Levi. Roll call vote, 6 in favor 0 opposed. Motion carried

ITEM #7 Basin View Subdivision

CASE: PH2017-53

A request by John Raff for approval of a Preliminary Plat, Final Plat and Irrigation Plan for Basin View Subdivision. Also requested are Waivers subdivision improvements consisting of sidewalks, streetlights, curbs, gutters & landscaping. The development consists of three (3) lots and is located in an “R-R” (Rural Residential) zone. The subject property is located at 217 S. McDermott Rd. Nampa, Idaho in a portion of the SE ¼ of Section 29, T3N, R1W, BM, Canyon County, Idaho.

Commissioner Levi is recused

Commissioner Carpenter stated knowledge of the location due to previous work on an adjacent project, there is no objection to Commissioner Carpenter hearing the case.

Planner Jennifer Almeida, reviewed the staff report for the record, including late exhibit # 8

Vice Chairman Rick Fried, affirmed the witnesses to testify, and entered the late exhibit into the record.

Testimony if favor:

John Raff – 217 S McDermott Rd Nampa ID – Applicant in favor

- Requesting approval of the project, this is a family owned property it will be divided into 3 plots to be utilized by family members. Nampa Highway district and Ada Highway district approved access points.
- The largest lot will be farmed, the lawns for the homes will be irrigated by the wells, not flood irrigated.

Testimony in neutral: None

Testimony in opposition: None

MOTION: Commissioner Garrett moved to close public testimony on Case PH2017-53. Seconded by Commissioner Sturgill. Voice vote, motion carried.

MOTION: Commissioner Carpenter moved to recommend approval to the Board of County Commissioners of Case PH2017-53 and adopt the Findings of Fact, Conclusions of Law, Conditions

of Approval and Order as written. Seconded by Commissioner Williamson. Roll call vote, 5 in favor 0 opposed. Motion carried

ITEM #8 APPROVAL OF MINUTES:

a. November 16, 2017

MOTION: Commissioner Levi moved to approve the Minutes of November 16, 2017 as written, seconded by Commissioner Carpenter. Voice vote motion carried.

ITEM #9 DIRECTOR, PLANNER, & COMMISSION COMMENTS:

- Director Nilsson discussed the process between the Planning & Zoning commission and Board of County Commissioners, and updated upcoming cases moving to the BOCC.
- Invited Commissioners to a meeting next week, Wednesday, December 13, at 3:00 pm. The meeting is regarding the current policies for Agriculture in the current Comp plan.

ITEM #10 ADJOURNMENT: 7:36 PM

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

Signed this 21st day of December, 2017

Richard Hall, Vice Chairman

ATTEST:

Kathy Frost, Recording Secretary