



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, April 5, 2018 6:30 P.M.**

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

Commissioners Present: Richard Hall, Chairman
Rob Sturgill, Vice Chairman
Rick Fried, Commissioner
Rod Garrett, Commissioner
Patrick Williamson, Commissioner
John Carpenter, Commissioner

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

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

Commissioner Sturgill proceeded to the business items on the Agenda.

OLD BUSINESS:

ITEM #1 Virgil Iovu

CASE: PH2018-6

MOTION: Commissioner Garrett moved to adopt the revised Findings of Fact, Conclusions of Law and Order, recommending denial of Case PH2018-6, and forward the findings to the Board of County Commissioners. Seconded by Commissioner Sturgill. Voice vote, motion carried.

NEW BUSINESS:

ITEM #2 Garner / Hess Living Trust

CASE: PH2018-15

Charles & Christy Garner and the Jerry & Joan Hess Living Trust are requesting a **Rezone** of two (2) parcels that total approximately 3.35 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. A total of three (3) residential lots are proposed. The subject property is located at 17260 Madison Rd., Nampa, Idaho, in a portion of the SE ¼ of Section 3, T3N, R2W, BM, Canyon County, Idaho

Planner Jennifer Almeida, reviewed the staff report for the record, no late exhibits.

Chairman Richard Hall, affirmed the witnesses to testify.

Testimony in favor:

William J Mason – 826 3rd St So Nampa ID 83651 -Applicant representative in favor

- The property is a family owned property, the family is trying to get the property and estate in order in the event that Mr. Hess' health begins to deteriorate.
- There is no plat yet because they are not going to develop the property in the near future, development will probably be 10 to 15 years in the future.
- Roads will be determined by the highway district and the city at the time development occurs. Highway district has requested one access point for the current lots, via Madison rd. with a private driveway.

Testimony in neutral - none

Testimony in opposition - none

MOTION: Commissioner Sturgill moved to close public testimony, seconded by Commissioner Williamson.

MOTION: Commissioner Williamson moved to recommend approval of case PH2018-15, to the Board of County Commissioners, including the Findings of Fact, Conclusions of Law and Order. Seconded by Commissioner Carpenter. Roll call vote, 6 in favor 0 opposed.

ITEM #3 Hess Properties LLC

CASE: PH2017-74 & 75

Tyler Hess with Hess Properties LLC represented by Jay Walker with AllTerra Consulting are requesting a rezone of portion of parcel R38128-010, approximately 18 acres, from Rural Residential (R-R) to Single Family Residential (R-1). The applicants are also requesting approval of a preliminary plat, final plat and irrigation and drainage plan which includes a re-plat of Lots 1&2, Block 1 of Purple Sage Estates #1. The proposed development consists of 14 lots (11 residential lots, 2 common lots and 1 commercial lot). The subject property is located at 0 Purple Sage Road, Caldwell, ID 83607, further described as portion of the Northeast, Northeast quarter of Section 33, Township 5N, Range 3W, BM, Canyon County, ID.

Planner Kyle McCormick, reviewed the staff report for the record, including late exhibits 16, 17, 18.

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

Testimony in favor:

Jay Walker - 849 E State St #104, Eagle ID – Applicant representative in favor

- We are seeking approval of a rezone on 18 acres, and plat consisting of 14 lots; 11 residential lots, 2 common lots and 1 commercial lot. Purple Sage Estates #2 is in the Middleton city area of impact, and is designated residential in Middleton and Canyon County future land use maps and conforms to the Middleton City comp plan. The plan is consistent with other developments in the area.
- Pinehurst Way is the approved ingress & egress for the development. There is a stub street to the south for anticipated growth. Canyon County Highway district has asked to have an additional ten feet added to the public right of way at the commercial lot.
- Individual wells and septic systems will be developed and irrigation will be pressurized, taking water from Black Canyon Irrigation District.

Tyler Hess -22858 Rosicky Way, Caldwell ID - Applicant in favor

- Currently in negotiation with Purple Sage golf course, to make the commercial lot a parking /storage area for golf carts with a tunnel going under the road to access the golf course.
- I am currently building my personal home on one of the lots, soil tests have been done and there is good soil.

Testimony in neutral: none

Testimony in opposition:

Charles Ernst – 24750 El Paso Rd Caldwell ID 83607 – opposed

- Concerned about the trash left by builders that is accumulating on my property, I would like my property cleaned up.
- Concerned about the commercial lot and what the use will be.

Rebuttal:

Jay Walker - 849 E State St #104, Eagle ID – Applicant representative in favor

- We will work with the builders and try and clean up the area.

Staff reviewed what is allowed on the commercial lot and what will require a Conditional Use Permit.

MOTION: Commissioner Carpenter moved to close public testimony on Case PH2017-74 & 75, Seconded by Commissioner Sturgill, voice vote motion carried.

MOTION: Commissioner Carpenter moved to recommend approval of Case PH2017-74, to the Board of County Commissioners, including the Findings of Fact, Conclusions of Law and Order. Seconded by Commissioner Fried. Roll Call vote, motion carried 6 in favor 0 opposed.

MOTION: Commissioner Garrett moved to recommend approval of Case PH2017-75, to the Board of County Commissioners, including the Findings of Fact, Conclusions of Law and Order and Conditions of approval. Seconded by Commissioner Sturgill. Roll Call vote, motion carried 6 in favor 0 opposed.

ITEM # 4 John & Cynthia Carpenter Revocable Trust

CASE: CR-PH2018-13

John and Cynthia Carpenter are requesting a conditional rezone of R38948010B, approximately 9.4 acres, from agricultural to CR-Rural Residential for the purpose of developing one additional residential lot subject to a Development Agreement. The subject property is located at 27130 Wingsetter Lane, Parma, ID and is further described as a portion of 17-5N-5W-SW, BM, Canyon County.

Commissioner Carpenter is recused.

Planner Debbie Root, reviewed the staff report for the record, no late exhibits.

Chairman Richard Hall, affirmed the witnesses to testify.

Testimony in favor:

Zachri Jensen – 332 N Broadmore Way – Applicant Representative in favor

- The goal of this proposal is to obtain a Conditional rezone from Agricultural to Rural Residential in order to obtain an additional building lot. The site plan shows a 2 acre parcel that will be used to preserve farm ground.
- Access is off of Wingsetter Lane

Testimony in neutral: none

Testimony in opposition: none

MOTION: Commissioner Sturgill moved to close public testimony on Case CR-PH2018-13, seconded by Commissioner Fried. Voice vote motion carried.

MOTION: Commissioner Garrett moved to recommend approval to the Board of County Commissioners on Case CR-PH2018-13, including the Findings of Fact, Conclusions of Law and Conditions of Approval for the Development Agreement. Seconded by Commissioner Williamson. Roll call vote, motion carried 5 in favor, 0 opposed.

ITEM # 5 Parker & Shaul

CASE: RZ-PH2018-22

Valerie Parker has requested to rezone parcel R29630010, approximately 2.014 acres from “A” (Agricultural) to an “R1” (Single Family Residential) zone for the purpose of creating two (2) residential lots on the acreage. The subject property is located at 11260 Emerald Road, Nampa, Idaho and is further described as being a portion of the northeast quarter of Section 18, Township 2N, Range 2W, BM, Canyon County, Idaho.

Planner Debbie Root, reviewed the staff report for the record, no late exhibits

Chairman Richard Hall, affirmed the witnesses to testify.

Testimony in favor:

Louis Parker – 11260 Emerald Rd Nampa ID - Applicant in favor

- The purpose of the rezone is to add an additional lot for family to build a home.

Testimony in neutral: none

Testimony in opposition: none

MOTION: Commissioner Williamson moved to close public testimony on Case RZ-PH2018-22, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Sturgill moved to recommend approval of Case RZ-PH2018-22, to the Board of County Commissioners, including the Findings of Fact, Conclusions of Law. Seconded by Commissioner Williamson. Roll call vote, motion carried 6 in favor, 0 opposed.

ITEM #6 APPROVAL OF MINUTES:

a. March 15, 2018

MOTION: Commissioner Williamson moved to approve the Minutes of March 15, 2018 as written, seconded by Commissioner Sturgill. Voice vote motion carried.

ITEM #7 COMMISSIONER, DIRECTOR, PLANNER COMMENTS:

- Director Nilsson updated the Commissioners on BOCC cases, the March 23, 2018 Agriculture meeting with Roger Batt and the community meeting in the City of Star on March 27, 2018.

- Canyon County will be hosting a Q&A meeting here in the Public meeting room to get input and concerns from the community regarding the comprehensive plan by the City of Star.

ITEM # 8 ADJOURNMENT: 8:50 PM

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

Signed this 19th day of April, 2018

Chairman Richard Hall

ATTEST:

Kathy Frost, Recording Secretary