



**CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, October 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
Rick Fried, 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 Sandi Levi proceeded to the business items on the Agenda.

OLD BUSINESS - ACTION ITEMS

JULIE TUCKER Case No. RZ2018-0016: Adopt and sign revised FCO's

Commissioner Levi abstained from voting.

MOTION: Commissioner Sturgill moved adopt the revised Findings of Fact, Conclusions of Law and Order, and recommend denial of Case RZ2018-0016, a request to rezone parcel #R37605010A and forward the recommendation to the Board of County Commissioners. Seconded by Commissioner Williamson. Voice vote motion carried.

NEW BUSINESS- ACTION ITEMS

PROVOST Case No. RZ2018-0017: The applicant, Jay Walker of AllTerra Consulting, representing the owner, Mike Provost, is requesting the rezone of parcel R36328 from "A" (Agricultural) to "RR" (Rural Residential, 2 acre average minimum lot size). The vacant parcel is located off lower Pleasant Ridge Road, Greenleaf; also referenced as the SW ¼ of Section 22, Township 4N, Range 4W; Canyon County, Boise-Meridian, Idaho.

MOTION: Commissioner Sturgill moved to table Case RZ2018-0017 to date certain 12/6/2018, seconded by Commissioner Williamson. Voice vote motion carried.

DORNENBAL Case No. RZ2018-0021

Doornenbal Trust is requesting the rezone of parcel R38195 from "A" (Agricultural) to "R1" (Single Family Residential, 1 acre average minimum lot size). The vacant 57.4 acre parcel is located off Purple Sage Road, Middleton; also referenced as the NW ¼ of Section 35, Township 5N, Range 3W; Canyon County, Boise-Meridian, Idaho.

MOTION: Commissioner Williamson moved to table Case RZ2018-0021 to date certain 12/6/2018, seconded by Commissioner Levi. Voice vote motion carried.

PALOMINOS SUBDIVISION Case No. SD2018-0007

Simon Palominos has submitted a preliminary plat and final plat for Palominos Subdivision, a two residential lot development located in an “RR” (Rural Residential) zone. The subject property, R34513013, contains 6.487 acres. The subject property is located approximately 2156 feet south of the intersection of Willis Road and Old Hwy 30 on the east side of Old Hwy 30 and is further described as a portion of the NE quarter of Section 4, Township 4N, Range 3W, BM, Canyon County, ID.

MOTION: Commissioner Williamson moved to table Case SD2018-0007 to date certain 11/1/2018, seconded by Commissioner Sturgill. Voice vote motion carried.

LUCICH FAMILY LTD PARTNERSHIP Case No. RZ2018-0018

Luchich Family LTD Partnership, is requesting to rezone Lots 1&2, Block 1 of Blue Heron Subdivision, approximately 16.55 acres, from “A” (Agricultural) to “R1” (Single Family Residential) zone for the purpose of developing a 15 lot subdivision. The subject properties are located at 7927 Elko Lane, Middleton, ID.

MOTION: Commissioner Sturgill moved to table Case RZ2018-0018 to date certain 12/20/2018, seconded by Commissioner Williamson. Voice vote motion carried.

HAPPY VALLEY PLACE LLC Case No. CR2018-0006

Happy Valley Place, LLC is requesting a **Conditional Rezone** of five (5) parcels which total approximately 77.34 acres from an “A” (Agricultural) zone to a “CR-R1” (Conditional Rezone /Single Family Residential) zone. The average minimum lot size in an “R-1” zone is one (1) acre. Also requested is a **Development Agreement** which will contain conditions of approval. The subject property is located on the east side of S. Happy Valley Rd., approximately 1327 feet south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW ¼ of Section 18, T2N, R1W, BM, Canyon County, Idaho.

MOTION: Commissioner Williamson moved to table Case CR2018-0006 to date certain 12/6/2018, seconded by Commissioner Sturgill. Voice vote motion carried.

LONESTAR LAND LLC Case No. RZ2018-0019

Lone Star Land, LLC is requesting a **Rezone** of approximately 116.63 acres from an “A” (Agricultural) zone to an “R-1” (Single Family Residential) zone. The average minimum lot size in an “R-1” zone is one (1) acre. The subject properties, R32979011 & R32979 are located on the north side of Lone Star Rd., approximately 1308 ft. west of the intersection of Lake Ave. and Lone Star Rd., in a portion of the SW ¼ of Section 23, T3N, R3W, B.M., Canyon County, Idaho.

Planner Jennifer Almeida, reviewed the staff report for the record, including late exhibits #24, 25, 26, 27, 28, 29, 30, 31, 32.

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

Todd Lakey, Applicant Representative in favor – 12905 Venezia Ct Nampa ID 83651

- As described by staff and exhibit 31, we are requesting an R1 zone for custom homes. As directed by Caldwell City and Southwest District Health Department, city water services and individual septic systems will be used. This proposal is in compliance with the Canyon

County and the City of Caldwell Comprehensive Plan. The future land use in this area is residential. The City of Caldwell supports this proposal with conditions, relating to ordinances. Highway District and ITD requirements will be met. The property is not prime farm land. R1 zoning fits character of the area, we are asking for less density than the surrounding developments. A traffic impact study will be done with the preliminary plat. Highway 55 has been improved to address growing traffic in the area and is slated for further improvements. Reviewed other developments that the builder, John Cotner has done in the area.

Lance Warnick, Engineer in favor – 7312 Wild Horse Way Nampa ID 83686

- Agencies have been consulted, city water is in close proximity, however city sewer is not close enough to hook up to. A traffic study will be done prior to the preliminary plat and will determine the lot size and density. Exhibit 32 shows the proximity of City sewer.

John Cotner, Builder in favor – 4659 Saddle Ridge Nampa ID 83687

- Currently developing estate size lots with custom homes in Canyon County.

Rick Coffman, Tuckness family representative in favor – 3509 Malibu Place Caldwell ID 83605

- The concerns that the Tuckness family had have been addressed by the Highway district and the City of Caldwell and all other concerns will be addressed in the Preliminary Plat.

Glenda Newman, opposed – 15340 Moonstruck Dr. Caldwell ID 83607

- The proposed subdivision is two miles from Lake Lowell, the impact of 116 new septic systems is a concern regarding the Refuge. There is an apartment complex moving into the area and with additional subdivisions the traffic is a major concern.

REBUTTAL, Todd Lakey, Applicant Representative in favor – 12905 Venezia Ct Nampa ID 83651

- Caldwell City supports this application, as does Southwest District Health. The project will prevent more density because of the size of the lots proposed. The traffic study may indicate improvements that we need to make as we go through the platting process, we will make needed improvements as directed by ITD and Highway District. Agencies will have input on the Preliminary plat and we will comply with recommendations and conditions.

MOTION: Commissioner Sturgill moved to close public testimony on Case RZ2018-0019, seconded by Commissioner Levi. Voice vote motion carried.

MOTION: Commissioner Fried moved to adopt the Findings of Fact, Conclusions of Law and Order as presented, recommending approval on Case RZ2018-0019, and forward the recommendation to the Board of County Commissioners. Seconded by Commissioner Williamson. Roll call vote, motion carries with 5 in favor and 0 opposed.

APPROVAL OF MINUTES:

- October 4, 2018

MOTION: Commissioner Sturgill moved to approve the Minutes from October 4, 2018 as amended, seconded by Commissioner Fried. Voice vote, motion carried.

COMMISSION, DIRECTOR, & PLANNER COMMENTS: Director Nilsson informed the Commissioners of a “Cost of Services” workshop scheduled for December 12, 2018 and invited the Commissioners to attend. Discussed the possibility of adding a workshop to a 5th Thursday. Compass is accepting comments regarding growth.

ADJOURNMENT: 8:30 pm

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

Signed this 1st day of November, 2018

Chairman Richard Hall

ATTEST

Kathy Frost, Recording Secretary