



**CANYON COUNTY PLANNING & ZONING COMMISSION  
MINUTES OF MEETING HELD  
Thursday, July 11, 2019  
6:30 P.M.**

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

**Commissioners Present:** Robert Sturgill, Vice Chairman  
Rod Garrett, Commissioner  
Rick Fried, Commissioner  
John Carpenter, Commissioner  
Patrick Williamson, Commissioner

**Staff Members Present:** Jennifer Almeida, Planner

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**Vice Chairman Robert Sturgill** called the meeting to order at 6:30 p.m.

**Commissioner Patrick Williamson** proceeded to the business items on the Agenda.

**OLD BUSINESS – ACTION ITEMS**

**DORIS FUENTES: ZV2019-0002**

**MOTION:** Commissioner Garrett moved to adopt and sign the revised Findings of Fact and Conclusions of Law and Order, Denying case ZV2019-0002, seconded by Commissioner Carpenter. Voice vote motion carried.

**WILLIAM JENKINS: RZ2019-0012**

**MOTION:** Commissioner Fried, moved to adopt and sign the revised Findings of Fact and Conclusions of Law and Order, a Deemed Denial of case RZ2019-0012, seconded by Commissioner Carpenter. Voice vote motion carried.

**WENDY BAYES: OR2019-0005, RZ2019-0016, ZV2019-0016**

**MOTION:** Commissioner Williamson, moved to table Case OR2019-0005, RZ2019-0016, ZV2019-0016, to a date certain of August 1, 2019, seconded by Commissioner Carpenter. Voice Vote, motion carried.

**NEW BUSINESS – ACTION ITEMS**

**LS RANCH SUBDIVISION: SD2019-0016**

A request by Lonestar Land, LLC for approval of a **Preliminary Plat, Irrigation & Drainage Plan** for **LS Ranch Subdivision**. The development consists of 91 residential lots, and 11 common lots. The property is located in an "R-1" (Single Family Residential) zone. The subject properties, R32979011 & R32979 are located a on the north side of Lonestar Rd., approximately 1296 ft. east of the intersection of Indiana Ave. and Lone Star Rd., Nampa, ID in a portion of the SE ¼ of Section 23, T3N, R3W, BM, Canyon County, Idaho.

**Planner Jennifer Almeida**, reviewed the staff report for the record, including late exhibits 11 and 12.

**Vice Chairman Robert Sturgill**, affirmed the witnesses to testify and entered the late exhibits into the record.

**Testimony:**

**Lance Warnick - Applicant Representative in favor – 7312 Wild Horse Way, Nampa ID**

- We are submitting the preliminary plat indicating the development plans for the site. There will be 91 buildable lots, with numerous common lots and will include landscaping approved by

Caldwell City. Roads will also be approved by the City of Caldwell and the Highway district. Irrigation District, Boise Project Board of Control has approved the irrigation plan. Mr. Warnick explained the Irrigation Plan, road plans, and landscaping, including sidewalks, curbs and gutters. Common lots will be maintained and directed by the HOA.

**Dan Disney – in neutral - 13271 Midway Rd Nampa ID**

- Concern about the impact the development will have on the Deer Flat refuge and the traffic impact for the area.

**REBUTTAL: Lance Warnick - Applicant Representative in favor – 7312 Wild Horse Way, Nampa ID**

- The city and county as well as Agencies involved, have had input on this project and made recommendations, the Applicants are requesting an amendment to Item #2 regarding the easement.

**MOTION:** Commissioner Williamson moved to close public testimony on case SD2019-0016, seconded by Commissioner Carpenter. Voice vote motion carried.

**MOTION:** Commissioner Carpenter moved to recommend approval on Case SD2019-0016, including the Findings of Fact, Conclusions of Law and Order and Conditions of Approval, amending Condition #2 regarding the easement, as requested by the applicant, and forward the recommendation to the Board of County Commissioners, seconded by Commissioner Fried. Roll call vote, 5 in favor 0 opposed. Motion carried.

**APPROVAL OF MINUTES:**

- June 20, 2019

Commissioner Williamson is recused.

**MOTION:** Commissioner Garrett moved to approve minutes of June 20, 2019, seconded by Commissioner Carpenter. Voice vote, motion carried.

**COMMISSION, DIRECTOR, & PLANNER COMMENTS:**

Planner Jennifer Almeida informed the Commissioners of Planner Kate Dahl’s intent to recruit committee members to work on the Comp Plan.

**ADJOURNMENT: 7:32 pm**

**MOTION:** Commissioner Carpenter moved to adjourn, seconded by Commissioner Garrett. Voice vote, motion carried.

**Signed this 18th day of July 2019**

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Chairman Richard Hall

**ATTEST**

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Kathy Frost, Recording Secretary