



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, August 6, 2020**  
**9:00 P.M.**

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

**Commissioners Present:** Robert Sturgill, Chairman  
Patrick Williamson, Vice Chairman  
Rick Fried, Commissioner  
Rick Hall, Commissioner

**Staff Members Present:** Patricia Nilsson, Director  
Dan Lister, Planner  
Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 9:00 p.m.

Commissioner Williamson read the testimony guidelines and proceeded to the business item on the Agenda.

**ACTION ITEMS**

- 1. Case No. ZV2020-0002: Jesus Coronel** is requesting a variance to reduce the access easement from 60' to 16' on Parcel R32298. The parcel is zoned "R-1" (Single Family Residential, one acre average lot size). The property is located at 2721 E. Amity Ave., Nampa; also referenced as a portion of the NE¼ of Section 35, T3N, R2W, BM; Canyon County, Idaho.

No conflicts were stated by the Commissioners.

Planner Dan Lister presented the staff report and Powerpoint presentation. No comments were received from neighboring property owners. The hardship is the location of the residence in the narrowest portion of the property to protect the larger agricultural area on the southern portion of the property. The home was built in 1997. Nampa Fire District did not have any opposition to the request. The City of Nampa engineering and planning staff stated it met their requirements. This would not require a variance if it was in the City, and they requested the property be annexed. Staff is recommending approval.

The late Exhibit 8 was entered into the record.

**Testimony:**

Laura Pereyra, 13218 S. Pine River Way, Nampa, ID, representing the applicant, testified in favor of the application. She is the owner's daughter. She confirmed the old barn will be removed. They are trying to add a second residence for her family to live on the property. Her father will continue to raise animals on the property.

Chairman Sturgill asked about her father's lack of desire to annex. Ms. Pereyra responded he wanted to

keep his animals and wanted to remain on well and septic. She added that when he placed the home there he had been advised to place the home there.

Commissioner Hall asked if someone from the family would live in the house. She replied she would be living in the new home.

**MOTION:** Commissioner Williamson moved to close public testimony on Case ZV2020-0002, seconded by Commissioner Hall. Voice vote, motion carried.

**MOTION:** Commissioner Fried moved to approve of Case ZV2020-0002 based on the Findings of Fact and Conclusions of Law. Motion seconded by Commissioner Hall. Roll call vote with 4 in favor and 0 opposed, motion carried.

The Commission continued this agenda to 9:45pm

The Commission resumed this meeting at 9:47pm.

**Old Business from 7/16 – SD2020-0003 Oaklee Estates** revised FCOs with denial recommendation to the BOCC.

Commissioner Fried moved to approve the revised FCOs. Motion seconded by Commissioner Hall. Voice vote, motion carried.

2. **Old Business from 7/1 – SD2020-0007 Northern Pintail Reserve Subdivision** approve revised minutes.

Commissioner Fried moved to approve the July 1 minutes for SD 2020-0007. Motion seconded by Commissioner Williamson. Voice vote, motion carried. (Hall abstained as he was not present at that hearing.)

**3. Minutes:**

**7/16/2020 – 6pm** (Deal/Kalos PI)

**7/16/2020 – 7pm** (Barnes Est)

**7/16/2020 – 8pm** (Echo Est)

**7/16/2020 – 9pm** (Oaklee Est)

Commissioner Williamson moved to approve the minutes for July 16, 2020 (add detail). Motion seconded by Commissioner Hall. Voice vote, motion carried.

**4. Director, Planner, Commission comments**

Director Nilsson updated the Commission on recent Board actions. She also shared that Kate Dahl will be reviving work on the winery ordinance.

**5. Adjournment**

Commissioner Williamson moved to adjourn. Commissioner Fried seconded the motion. Voice vote, motion carried. Meeting adjourned at 10:10pm.

**Approved this 20th day of August, 2020**

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Chairman Robert Sturgill

**ATTEST**

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Kellie George, Recording Secretary

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