



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, September 3, 2020**  
**8:00 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

**Staff Members Present:** Patricia Nilsson, Director  
Jenn Almeida, Planner  
Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 8:00 p.m.

**Vice-Chairman Williamson** read the testimony guidelines and proceeded to the business item on the Agenda.

**1. Action Items: Case No. RZ2020-0011- Matthew & Christine Travis** are requesting a rezone of approximately 10.69 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. The subject property, parcel no. R30600011 is located on the west side of McDermott Rd., approximately 867 ft. south of the intersection of E. Victory Rd. and McDermott Rd., Nampa, ID, in a portion of the NE ¼ of Section 29, T3N, R1W, BM, Canyon County, Idaho.

No conflicts were declared by the Commission.

Jennifer Almeida presented the staff report. She reviewed the two late exhibits (22 and 23) and then her PowerPoint. She reviewed agency comments. Staff is recommending approval as outlined in the proposed findings contained as Exhibit 1 in the staff report.

Commissioner Fried asked if city water would be available to this property. Ms. Almeida referred to the letter from the City of Nampa which stated water could be made available through agreement with the city.

Chairman Sturgill entered the late exhibits into the record.

Will Mason, 924 3<sup>Rd</sup> Street South, Nampa, testified in support of the application representing the applicant. The property is located between two canals and has a flag lot out to McDermott. With the existing constraints of the road lot and canal easements, he expects only 6-7 lots can be developed.

Matt Travis, 2950 East Snake River Drive, Nampa, testified in support of the application as the property owner. They want to build their home on a larger property. They want to create a small neighborhood and facilitate having livestock.

Commissioner Williamson asked to confirm the location of the existing city water line. Mr. Travis stated it goes to Britannia Heights to the south.

Jeffrey Keim, 7307 East Victory Road, Nampa, testified in support of the application. His property is adjacent and to the west of the project site. He is confident that they will develop the property as stated.

Director Nilsson stated that when the plat is prepared it may be prudent to provide easements for the extension

Commissioner Williamson moved to close public testimony on case RZ2020-0011. Motion seconded by Commissioner Fried. Voice vote, motion carried.

**MOTION:** Commissioner Fried moved to recommend approval of Case RZ2020-0011 based on the findings of fact and conclusions of law. Motion seconded by Commissioner Williamson. Roll call vote with 3 in favor and 0 opposed, motion carried.

**2. ADJOURNMENT:** Commissioner Williamson moved to adjourn. Commissioner Fried seconded the motion. Voice vote, motion carried. Meeting adjourned at 8:32pm.

**Approved this 17<sup>th</sup> day of September, 2020**

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Chairman Robert Sturgill

**ATTEST**

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Kellie George, Recording Secretary

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