



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, March 5, 2020
6:30 P.M.

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

Commissioners Present: Robert Sturgill, Chairman
Sandi Levi, Secretary
Rod Garrett, Commissioner
Richard Hall, Commissioner
John Carpenter, Commissioner
Rick Fried, Commissioner

Staff Members Present: Director Patricia Nilsson
Planner, Jennifer Almeida
Planner, Dan Lister
Planner, Randall Falkner
Recording Secretary, Kathy Frost

Chairman Robert Sturgill 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

Dandrew Wine: CU2019-0029 Sign Revised FCOS

MOTION: Commissioner Garrett moved to approve the revised Findings of Fact and Conclusions of Law and Order, to deny Case CU2019-0029. Seconded by Commissioner Hall. Voice vote motion carried.

NEW BUSINESS - ACTION ITEMS

Robert & Nancy Weikel: RZ2019-0042 Table to 4/2/2020

MOTION: Commissioner Carpenter moved to table Case RZ2019-0042 to date certain of April 2, 2020. Seconded by Commissioner Hall. Voice vote motion carried.

Purple Sage Estates No. 4 SD2019-0043

A request by Tyler Hess, Hess Properties, LLC for approval of a Preliminary Plat, Irrigation, & Drainage Plan for Purple Sage Estates Subdivision No. 4. The development consists of 24 residential lots and one (1) common lot. The development is located in an "R-1" (Single Family Residential zone). The subject property is located on the east side of Old Highway 30 and on the west side of El Paso Rd. in a portion of the NE ¼ of Section 33, T5N, R3W, B.M., Canyon County, Idaho.

Planner Jennifer Almeida, reviewed the staff report for the record, including late exhibits # 7, 8.

Chairman Robert Sturgill, affirmed the witness to testify and entered the late exhibits into the record.

Testimony:

Stephany Leonard - Applicant Representative in favor - 9233 W State St. Boise

- Ms. Leonard reviewed the location of the project and gave an overall view of the case, including lot sizes, irrigation and drainage plan, and the common lot. Canyon Highway district 4 is requiring a TIS, all of the Highway district requirements will be followed. An NP study is being done. The project is consistent with county goals.

Tyler Hess - Applicant in favor -15031 Spyglass In Caldwell

- Mr. Hess is the developer and landowner, he developed phases 1, 2 & 3, this is a continuation of previous phases. There is a berm along the ditch and on El Paso. Mr. Hess discussed the landscaping and the purpose of the berms, fencing, irrigation plan and the walking path.

MOTION: Commissioner Hall moved to close public testimony on case SD2019-0043, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Carpenter moved to recommend approval of Case SD2019-0043, including the Findings of Fact, Conclusions of Law and Order and Conditions of Approval, adding condition #10 a landscaping berm along the frontage of Old Hwy 30. Forwarding the case to the Board of County Commissioners. Seconded by Commissioner Levi roll call vote, 6 in favor 0 opposed, motion carried.

Daniel & Marianne Robinson: ZV2019-0004

Daniel and Marianne Robinson are requesting a Variance to reduce the front setback along E. Sherryanna Lane from 30 feet to 0 feet. The subject property, R30616 is approximately 1.97 acres in size and is located at 308 S. Robinson Rd., Nampa, Idaho, in a portion of the SW ¼ of section 29, T3N, R1W, BM, Canyon County, Idaho.

Commissioner Levi is recused

Planner Randall Falkner, reviewed the staff report for the record, including a late exhibit # 16.

Chairman Robert Sturgill, affirmed the witnesses to testify and entered the late exhibit into the record.

Testimony:

Marianne Robinson - Applicant in favor - 308 S Robinson Rd Nampa ID

- Ms. Robinson clarified that the distance from the side of house to the private road is 25 feet. The private road is owned and maintained by the property owners on Sherryanna Lane. The Robinsons are asking for the variance to add 420 sq. ft. to the home. Neighbors are all in agreement. The home should have been built 30 feet back from where it is, however Development Services issued a building permit allowing the placement of the home where it is. The home was built by previous owners.

MOTION: Commissioner Garrett moved to close public testimony on case ZV2019-0004 seconded by Commissioner Fried. Voice vote motion carried.

MOTION: Commissioner Garrett moved to approve Case ZV2019-0004 based upon the Findings of Fact, Conclusions of Law and Conditions of Approval to be in compliance with the floor plan. Seconded by Commissioner Hall. Roll call vote, 5 in favor 0 opposed, motion carried.

Roger & Donna Goff: RZ2019-0041

Roger and Donna Goff are requesting to Rezone Parcel R35120010 from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. The vacant 18.7 acre parcel is located adjacent to 3423 Marble Front Road and 3410 Lincoln Road, Caldwell; also referenced as a portion of the NE ¼ of Section 23, Township 4N, Range 3W; Canyon County, Idaho.

Planner Dan Lister, reviewed the staff report for the record, including late exhibits 6, 7, 8, & 9 & 10.

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

Testimony:

Brad Goff - Applicant rep in favor - 5410 Lincoln Rd. Caldwell

- The Goffs' were led to the City of Caldwell initially, at that time the property was not contiguous to the city. Now it is contiguous however due to the cost relating to annexation and other issues they do not wish to annex into the city. Canyon County has stated that they do not have to annex into the city. The purpose of the rezone is to add additional lots for family members to build homes, while retaining the ag exemption and keep some of the property in agriculture.

Roger Goff - Applicant in favor - 5022 Lasher Ln. Caldwell

- Mr. Goff purchased the property in 1999, with the intent of making other parcels for family members. As he and his wife get older it is a better option for them to have family living close. The proposal is to add 2 or 3 lots. Mr. Goff pointed out where he would want additional homes to be located.

Harold Viola - in neutral -2610 Polk St. Caldwell ID

- Mr. Viola lives near the property and is concerned about the impact of additional wells in the area, also concerned about the number of additional lots.

Jerome Mapp - in opposition - 631 Cleveland Blvd. Caldwell ID

- Mr. Mapp is the planning director for the City of Caldwell, he explained the reasons for the objections from the City of Caldwell. The property is adjacent to the City of Caldwell, while they do not force annexation, due to the growth in the area it is encouraged. From a planning standpoint this property would be better suited for annexation, and connecting to city services.

Brad Goff - Applicant rep in favor 5410 Lincoln Rd

- Irrigation water will be supplied from pioneer irrigation. The Goffs' are part of the community now and do not need to be annexed in order to be considered a part of the community. High density housing everywhere is not a good idea, mixed housing development is better for the area. This proposal is for 3 lots only.

MOTION: Commissioner Hall moved to close public testimony on case RZ2019-0041, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Fried moved to recommend approval of Case RZ2019-0041 based upon the Findings of Fact, Conclusions of Law and Order and forward the recommendation to the Board of County Commissioners, Seconded by Commissioner Levi. Roll call vote, 4 in favor 2 opposed, motion carried.

Grant & Barbara Peterson: RZ2020-0001

Grant & Barbara Peterson is requesting a Rezone of Parcel R30124011A from an "A" (Agricultural) zone to an "R-R" (Rural Residential, two acre average minimum lot size). The property is located at 9641 Pump Road, Nampa; also referenced as a portion of the NE ¼ of Section 15, Township 2N, Range 3W; Canyon County, Idaho.

Planner Dan Lister, reviewed the staff report for the record including a late exhibit.

Chairman Robert Sturgill, affirmed the witnesses to testify and entered the late exhibit into the record.

Testimony:

Grant Peterson - Applicant in favor 9641 Pump Rd Nampa

- Mr. Peterson stated Idaho state statute and wants to know how a property can be considered both agricultural and residential. His taxes are too high, and he does not feel he should have to do a rezone to divide his property.

MOTION: Commissioner Hall moved to close public testimony on case RZ2020-0001, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Hall moved to recommend approval of Case RZ2020-0001 based upon the Findings of Fact, Conclusions of Law, and forward the recommendation to the Board of County Commissioners. Seconded by Commissioner Carpenter. Roll call vote, 6 in favor 0 opposed, motion carried.

Alice Pegram: CR2019-0018

Alice Pegram is requesting the Conditional Rezone of Parcel R37251 from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. The request includes a development agreement limiting the parcel to two divisions. The property is located at 26629 Upper Pleasant Ridge Road, Wilder; also referenced as a portion of the NW ¼ of Section 34, Township 4N, Range 5W; Canyon County, Idaho.

Planner Dan Lister, reviewed the staff report for the record, including late exhibits.

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

Testimony:

Alice Pegram - Applicant in favor - 26629 Upper Pleasant Ridge Road Wilder ID

- Ms. Pegram would like to have her kids living close to her as she gets older, while keeping most of the property in agriculture. The property is currently being farmed by family members.

Ruth Fritz – in neutral - 26468 Upper Pleasant Ridge Rd. Wilder

- Ms. Fritz came to the hearing because the notice was not clear regarding the proposal, after hearing the proposal she has no objections.

MOTION: Commissioner Hall moved to close public testimony on case CR2019-0018, seconded by Commissioner Carpenter. Voice vote motion carried.

MOTION: Commissioner Hall moved to recommend approval on Case CR2019-0018, based upon the Findings of Fact, Conclusions of Law, and Order, forwarding the case to the Board of County Commissioners. Seconded by Commissioner Garrett. Roll call vote, in 6 favor 0 opposed, motion carried.

APPROVAL OF MINUTES:

- February 20, 2020

MOTION: Commissioner Hall moved to approve the minutes of February 20, 2020, seconded by Commissioner Garrett. Voice vote, motion carried. Commissioner Fried abstained due to absence at the meeting.

COMMISSION, DIRECTOR, & PLANNER COMMENTS:

- Director Nilsson discussed the upcoming meeting between the PZ and the BOCC.
- The highway district is asking for a fee increase to be attached to auto registration, they will be notifying the public on the intent.
- Shared information from the latest Compass report.

ADJOURNMENT: 8:55

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

Signed this 19th day of March, 2020



Chairman Robert Sturgill

ATTEST

Kathy Frost, Recording Secretary

The Board would like to have the following information for the Board's review of the proposed agreement. The proposed agreement is attached as an exhibit to this letter.

Very truly yours,
[Signature]

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