



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, June 11, 2020
6:00 P.M.

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

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

Staff Members Present: Director Patricia Nilsson
Planner, Jennifer Almeida
Recording Secretary, Kathy Frost

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

Secretary Sandi Levi proceeded to the business item on the Agenda.

The chair asked if any of the Commission needed to declare conflicts of interest. None were stated.

ACTION ITEMS

Country Club Subdivision Water Association Inc. Case No. ZV2020-0001 & RZ2019-0037

Country Club Subdivision Water Association is requesting a **Variance** of the .50 acre lot size in an “R-2” zoning district. The subject property, parcel no. R21050 is located at the southwest corner of the intersection of Geri Ln. and Hillside Dr. Caldwell, ID., in a portion of the SW ¼ of Section 27, T5N, R3W, BM, Canyon County, Idaho.

Country Club Subdivision Water Association Inc. is also requesting a **Rezone** of Lot 1, Block 5 of Country Club Subdivision No. 1 from an “R-R” (Rural Residential) zone to a “R-2” (Combined Medium- Density Zone). The subject property, R21050 is located at the southwest corner of the intersection of Geri Ln., and Hillside Dr., Caldwell, ID, in a portion of the SW ¼ of Section 27, T5N, R3W, BM, Canyon County, Idaho.

Testimony:

Planner Jennifer Almeida presented the staff report. Staff is recommending approval of the variance and rezone.

Chairman Sturgill asked how often an R-2 rezone has been granted. Planner Almeida responded they are rare as properties need to have a community or municipal water or sewer service available.

Commissioner Hall asked about the history of the RR zone.

TJ Wellard, 17842 Sand Hollow Road, Caldwell, ID, testified in supported of the application as the applicant's representative.

Richard Hammond, 14885 Eagle Drive, Caldwell, ID, testified in support of the applicant. He is an officer in the HOA and it is an expense to the subdivision.

Commissioner Hall asked where the well was moved to on Exhibit 2. He replied it was located on Eagle Drive on an existing well lot. They drilled a deeper well with a pump.

Larry Haney, 14906 Eagle Drive, Caldwell, ID. He testified in support of the applications. Each subdivision had its own well, but due to nitrate issues with DEQ, they spent \$169,000 and drilled a deeper well 7 years ago. It is all paid off. The old well lot is an eyesore, and it's to everyone's advantage to put a house on the lot. In response to a question from Commissioner Levi, he stated there is already green space in the subdivision. They hope to use the proceeds from the sale of this lot to enhance the existing green space lot. He isn't certain what the existing average lot size is.

Commissioner Hall thanked Mr. Haney for his testimony on the history of the wells.

MOTION: Commissioner Hall moved to close public testimony on case RZ2019-0037/ZV20202-0001, seconded by Commissioner Carpenter. Voice vote motion carried.

Commissioner Hall stated it is an unusual application but it seems perfectly acceptable. Commissioner Carpenter noted that the lot is not that much smaller than other lots in the subdivision. Since Southwest District Health has indicated a septic can fit on the lot since it is served by a community water system.

MOTION: Commissioner Hall moved to recommend approval of case RZ2019-0037. Seconded by Commissioner Carpenter. Roll call vote, 5 in favor and 0 opposed, therefore the motion carried.

MOTION: Commissioner Hall moved to approve case ZV20202-0001. Seconded by Commissioner Carpenter. Roll call vote, 5 in favor and 0 opposed, therefore the motion carried.

COMMISSION, DIRECTOR, & PLANNER COMMENTS:

No comments were provided.

Commissioner Hall moved to adjourn. Commissioner Fried seconded the motion. Voice vote motion carried. Meeting adjourned at 6:38pm.

Signed this 11th day of June, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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