



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, June 25, 2020
7:00 P.M.

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

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

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

Chairman Robert Sturgill called the meeting to order at 7:00 p.m.

Commissioner Hall proceeded to the business item on the Agenda.

ACTION ITEMS

Case No. SD2019-0014: A request by Greg Schatzel, Pelican Lane LLC for approval of a Preliminary Plat with Irrigation and Drainage plans for **Pelican Subdivision** on Parcel R30062010B, R30064011 and R27277506. The development consists of 11 residential lots with one road block and is located in the “R-R” Rural Residential Zone. The subject property is located at the southwest corner of the intersection of Locust Lane and Pelican Lane, Nampa, Idaho, a portion of the NE¼ of Section 11, T2N, R3W, B-M, Canyon County, Idaho.

The chair asked if any of the Commissioners needed to declare a conflict of interest. None were stated.

Testimony:

Planner Dan Lister reviewed the staff report. He described the location of the existing private road. The development will be served by individual wells and septic systems. He described the no-build areas on Lots 7, 8 and 9. Stormwater retention ponds have been engineered and will be maintained by the HOA. He reviewed the plat notes related to the irrigation system. A crossing agreement will be required and the Wilder Irrigation District will need to approve the system prior to signing of the final plat. Idaho DEQ will require a NPDES permit and a dust control plan. Nampa Highway District will review the final plat prior to approval. The County engineer and surveyor found the plat consistent with the ordinance as conditioned. No public comments were received. Staff recommends the addition of condition #7 to require review by the Marsing Fire District prior to final plat approval.

Chairman Sturgill entered the staff presentation into the record as late exhibit #5.

Commissioner Carpenter asked to confirm the location of the stormwater pond. Also, he asked to clarify that the HOA will maintain the irrigation system until such time the irrigation district may take it over.

Daniel Lardie, Leavitt & Associates Engineers, 1324 First Street South, Nampa, ID, testified in support of the application as the applicant's representative. Block 1, Lot 1, contains the drainage lot, not Lot 12.

Commissioner Carpenter asked Mr. Lardie to describe how the gravity irrigation will operate and the drainage plan. Mr. Lardie responded that they tiled down the western boundary and added some risers with an orchard valve so pressurized irrigation will be provided to each lot.

Commissioner Carpenter asked if the plat note should refer to pressurized and not gravity irrigation. Mr. Lardie said there is a possibility that some lot owners could flood irrigate. Mr. Carpenter would prefer to see the stormwater pond on common lot 12. Mr. Lardie said they have granted an easement on Lot 12 so it can be maintained. He said they are planning to have an HOA. Commissioner Carpenter asked for the pros and cons on having the stormwater pond on the common lot vs. a private lot.

Chairman Sturgill asked if there was any discussion of having to suspend development of the project and therefore not completing infrastructure. Mr. Lardie responded that most of the infrastructure has already been installed in 2007.

Greg Schatzel, 1484 N. Weldon, Eagle, ID, the property owner, stood for questions.

Commissioner Carpenter asked if the stormwater pond would be better located in a common lot. Mr. Schatzel said the same goal will be accomplished whether it be a title vs. an easement.

Commissioner Carpenter said there has been a problem with an HOA managing the irrigation system. Mr. Lardie responded that the slope of the land doesn't lend itself to flood irrigation. He offered to put that restriction in the CC&Rs.

MOTION: Commissioner Carpenter moved to close public testimony on Case SD2019-0014, seconded by Commissioner Fried. Voice vote, motion carried.

MOTION: Commissioner Carpenter moved to recommend approval of the findings of fact and conclusion of law, and conditions of approval as amended to add condition #7 to require review by the Marsing Fire District prior to approval of the final plat, to add condition #2A to prohibit flood irrigation, to add condition #88 the stormwater detention facility shall be placed in Lot 12 (the common lot) and to recommend approval of the drainage and irrigation plan to the Board of Canyon County Commissioners for Case SD2019-0014. Motion seconded by Commissioner Hall. Roll call vote with 4 in favor and 0 opposed, therefore the motion carried.

2. Adjournment

Commissioner Fried moved to adjourn. Commissioner Hall seconded the motion. Voice vote motion carried. Meeting adjourned at 7:29 pm

Signed this 25th day of June, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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