



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, June 25, 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  
Rick Fried, Commissioner  
Richard Hall, Commissioner  
John Carpenter, Commissioner

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

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

**Commissioner Hall proceeded** to the business item on the Agenda.

**ACTION ITEMS**

1. **Valley View Ranch Subdivision SD2020-0008** A request by Elizabeth Jett for approval of a **Preliminary & Final Plat** for **Valley View Ranch No. 2 Subdivision**. The development consists of two (2) lots and is located in an “R-R” (Rural Residential) zone. The subject property is a replat of Lot 3, Block 2 of Valley View Ranch Subdivision No. 1 and is located in the SE ¼ of Section 13, 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 Jenn Almeida reviewed the staff report. The property was rezoned to RR in January 2020, The property is designated as Residential on the future land use map in the comprehensive plan. The lots will access Ranchview Drive, a public road. She reviewed the agency comments. Southwest District Health have lifted sanitary restrictions and provided conditions of approval. Staff is recommending approval as conditioned in Exhibit 1 in the staff report.

Commissioner Carpenter asked if this plat was not required to have a grading, irrigation and drainage plan. Planner Almeida said the project would use the existing irrigation system. All of the features are shown on the preliminary plat.

Elizabeth Jett, 12093 Ranchview Drive, Nampa, ID, testified in support of the application as the applicant.

Chairman Sturgill asked how she intends to protect neighbors from construction activities as noted in Keller Associates comments (Exhibit 4). She responded that she will work with the HOA.

**MOTION:** Commissioner Carpenter moved to close public testimony on Case SD2020-0008, seconded by Commissioner Hall. Voice vote, motion carried

**MOTION:** Commissioner Hall moved to recommend approval of the preliminary plat of SD2020-0008 and the findings of fact, conclusions of law, and conditions of approval for Case SD2020-0008 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Fried. Roll call vote with 4 in favor and 0 opposed, therefore the motion carried.

**2. Director, Planner, Commission comments**

Director Nilsson updated the Commission on permit activity and the department's budget.

**3. Adjournment**

Commissioner Carpenter moved to adjourn. Commissioner Hall seconded the motion. Voice vote motion carried. Meeting adjourned at 8:23 pm.

**Signed this 25th day of June, 2020**

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Chairman Robert Sturgill

**ATTEST**

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Kellie George, Recording Secretary

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