



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, October 1, 2020
8:00 P.M.

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

Commissioners Present: Robert Sturgill, Chairman
Patrick Williamson, Vice Chairman
Rick Fried, Commissioner
John Carpenter, Commissioner

Staff Members Present: Patricia Nilsson, Director
Julianne Shaw, Planner
Kellie George, Recording Secretary

Chairman Sturgill called the meeting to order at 8:01 pm.

Vice-Chair Williamson read the testimony guidelines.

1. Action Item SD2019-0011: Hess Landing Subdivision No 1: A subdivision submittal to create 3 lots on 34.01 acres located west of Madison Road approximately 1,400 feet north of Cherry Lane. The current zoning is "R1" Single Family Residential. The property is also referenced as r30807010 or 03-3N-2W SW TX 35 LS TX 02322 NESW B.M; Canyon County, Idaho.

No conflicts were declared by the Commission.

Julianne Shaw presented the staff report. She described the setback from the Mason Creek Drain and other constraints due to the Idaho Power easement and the right-of-way for Madison Road.

The late exhibits 9 -12 were entered into the record.

Will Mason, 924 3rd Street South, Nampa, ID, testified in support of the application as the applicant's representative. He reviewed the letter of explanation describing the buildable areas in Lots 1 and 2. He clarified the wells only need to be 50' from the drain. They will have to meet the SW District Health requirements. The easement for Lot 3 will be addressed and he will be submitting it prior to Board review of the preliminary plat.

Commissioner Carpenter asked if he is in agreement with the conditions of approval. Mr. Mason replied that he hasn't reviewed them in detail. He described the irrigation piping setback from the septic system location. They agreed that an amendment to Condition 5 was needed as Pioneer Irrigation does not have a role in the septic system location.

Commissioner Carpenter moved to close public testimony. Motion seconded by Commissioner Williamson. Voice vote, motion carried.

Commissioners deliberated on SWDH as the septic would have to be signed off by them prior to final plat otherwise they would have to wait until city services were provided.

Commissioner Fried moved to recommend approval of the preliminary plat, irrigation and drainage plan for SD2020-0011 based on the findings of fact, conclusions of law and the conditions of approval with the modification to condition #5 to remove the reference to Pioneer Irrigation and to forward the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Carpenter. Roll call vote, 4 in favor and 0 opposed.

2. ADJOURNMENT:

Commissioner Fried moved to adjourn. Motion seconded by Commissioner Williamson. Voice vote, motion carried. The meeting adjourned at 8:37pm.

Approved this 15th day of October, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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