



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, October 29, 2020
7:00 P.M.

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

Commissioners Present: Robert Sturgill, Chairman
Patrick Williamson, Vice Chairman
Sandi Levi, Secretary
Rick Fried, Commissioner
Sheena Wellard, Commissioner
Scott Brock, Commissioner

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

Action Item Old Business tabled from 10/1/2020: Case No. SD2019-0039 - Diamond W. Development, LLC. is requesting approval of a Preliminary Plat, Drainage & Grading Plan for **Wyatt's Hollow Subdivision**. The proposed development contains 23 lots on approximately 59 acres. The subject properties, R37613, R37613011, & R37613010 is zoned "R-R" (Rural Residential) and is located at the east northeast portion of the intersection of Quail Hollow Dr., and Tombstone Ridge Ct. Middleton, ID, and is further described as being in the SE ¼ of Section 34, T5N, R2W, BM, Canyon County, Idaho.

Jenn Almeida presented the staff report. The property is located within Middleton's area of city impact.

Kevin McCarthy, 9233 W. State Street, Boise, ID testified in support of the application as the applicant's representative. He reviewed the history of the development and stated Phase 1 was built out. The preliminary plat expired and this application represents the past design. They will comply with the conditions as detailed. He reviewed the conceptual phasing plan.

Commissioner Williamson asked how they plan to remove the topsoil on the site. Mr. McCarthy stated that since the lots are very large, topsoil material removal would be limited and placed in a suitable area around home sites and only haul off if necessary.

Commissioner Brock asked if there was a shared access in Block 2. Mr. McCarthy said that is correct and it will be spelled out in the CC&Rs.

Chairman Sturgill asked about lot size and why they haven't tried to rezone to 1 acre lots. Mr. McCarthy replied that the property is steeply sloped in areas. The lot size is sensitive to the topography. The building pads have been strategically placed.

John Fretwell, 8089 Rustin Road, Middleton, ID, testified in neutral. He asked about the status of Kingsbury.

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

Commissioner Brock stated that the development has been well designed. There are traffic flow issues in the vicinity but he believes this plan best utilizes the property.

Commissioner Williamson moved to recommend approval of Case No. SD2019-0039 to the Board of Canyon County Commissioners based on the findings of fact, conclusions of law and conditions of approval. Motion seconded by Commissioner Fried. Roll call vote with 6 in favor and 0 opposed. Motion passed.

Minutes:

Commissioner Fried moved to approve the minutes of the October 15, 2020, 6pm hearing. Motion seconded by Commissioner Sturgill. Levi, Brock, Wellard and Williamson abstained. Motion passed 2-0.

Commissioner Fried moved to approve the minutes of the October 15, 2020, 7pm hearing. Motion seconded by Commissioner Williamson. Levi, Brock, and Wellard abstained. Motion passed 3-0.

Commissioner Williamson moved to approve the minutes of the October 15, 2020, 8pm hearing. Motion seconded by Commissioner Fried. Levi, Brock and Wellard abstained. Motion passed 3-0.

Commissioner Fried moved to approve the minutes of the October 15, 2020, 9pm hearing. Motion seconded by Commissioner Williamson. Levi, Brock and Wellard. Motion passed 3-0.

Commissioner Williamson moved to adjourn. Motion seconded by Commissioner Brock. Voice vote, motion passed. The meeting adjourned at 7:36pm.

Approved this 12th day of November, 2020

Chairman Robert Sturgill

ATTEST

Kellie George, Recording Secretary

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