



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, November 19, 2020
8:00 P.M.

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

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

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

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

Commissioner Williamson read the testimony guidelines and proceeded to the business item on the agenda.

Action Items Case No. RZ2020-0007: The applicant **Joe Rumsey** is requesting a rezone from “A” (Agricultural) to “RR” (Rural Residential, two acre average minimum lot size) for property located at the southern end of Monarch Road, south of the Butterfly Ridge Subdivision, Middleton. Referenced as the 17-5N-3W SW TX 07353 in NESW B.M; Canyon County, Idaho.

No conflicts or declarations were stated by members of the Commission.

Planner Julianne Shaw presented the staff report.

Director Nilsson asked Ms. Shaw to clarify that Monarch Road is a private road, not a public street.

Joe Rumsey, 75 S. Kings Road, Nampa, ID, testified in support of the application as the applicant. He is asking for a rezone for property that has little if no agricultural value. He is trying to develop 8 2-acre lots over the next 10 years that should not generate much additional traffic. He stated some adjacent neighbors wish to buy lots to enlarge their own properties. He sees at most building 4 additional homes. His access road is public ROW and has a turnaround. The land does have slope and would make nice view homes. He can't address the concern about crime.

Commissioner Williamson asked if Exhibit 3 of the staff report represented his plan. He said it was his original thought. He said it is outdated when he realized the zoning would allow 8 lots. He said it does have water rights and he has provided a copy to the planner (Exhibit 15).

Commissioner Carpenter asked how the lots would be accessed. Mr. Rumsey stated that they would use an existing access that comes off of Monarch Road. He met with the Notus-Parma director and he told me how far he had to be from the Swallowtail intersection. He is proposed to building a private road.

Commissioner Fried asked about the access.

James Olson, 2739 Monarch Road, testified in opposition to the request due to traffic concerns. The road serving the area are congested. He is opposed to the new private road entrance.

Commissioner Fried ask how long the Grever home has been there. He replied that they have been there about 2 years.

Commissioner Williamson stated that street signs may help lessen confusion about the private roads.

Jeff Ransom, 16480 Goodson Road, Caldwell, ID, testified in opposition to the request. His house is below the Rumsey property and the home being built. He doesn't have a problem with 4 acre lots but 2 acre lots would be too congested and reduce his privacy.

Joel Rogers, 16809 Butterfly Ridge Road, Caldwell, ID, testified in opposition to the request. He objects just to the 2-acre parcels proposed.

Mark Lopez, 27570 Monarch Road, Caldwell, ID, testified in opposition to the request. He is concerned with the need for fire escape roads and the impact of more traffic.

Commissioner Carpenter asked if the roads connect to Wagner Road. Mr. Lopez confirmed that they do, but Sand Hollow Road is the only road to exit the existing development.

Brad Bowers, 27426 Monarch Road, Caldwell, ID, testified in opposition to the request. He is concerned about the density. He is fine with 4 acre lots but thinks that 2 acre lots are not what they moved there for. He agrees with Mr. Olson that he doesn't want others using their existing private road.

Commissioner Williamson asked how long he has been residing at his address. He replied that he has been there 1 ½ to 2 years. Commissioner Williamson viewed Exhibit 10 and asked what the planned density would be in subdivision #11 on the map.

Joe Rumsey provided rebuttal testimony. He stated that Monarch Road connects to Sand Hollow Road and Wagner Road. Fire trucks can come from both directions. He is not opposed to four-acre lots. He stated that some lots in the Stadium Subdivision have been subdivided and sold, and they were approximately 1 acre in size.

Commissioner Carpenter asked Planner Shaw if a development agreement was discussed with the applicant. She replied she had not.

MOTION: Commissioner Carpenter moved to close public testimony on Case RZ2020-0007, seconded by Commissioner Fried. Voice vote, motion carried.

Commissioner Fried asked on Exhibit 7 if the Kasum property is under development. The Commission discussed that the Stadium Subdivision is the adjacent development that was being referred to.

Commissioner Fried understands the traffic concerns. He would favor the project if it had a development agreement restricting it to the 4-acre parcels shown in the original concept plan.

Commissioner Williamson said except for the slopes it would be great ground.

MOTION: Commissioner Williamson moved to recommend approval of the Findings of Facts, Conclusions of Law, for Case RZ2020-0007 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Wellard. Commissioner Wellard stated a lot of residential development is anticipated in the area. Roll call vote with 4 in favor and 1 opposed, motion carried.

Commissioner Williamson moved to adjourn. Commissioner Carpenter seconded the motion. Voice vote, motion carried. Meeting adjourned at 9:01p.m.

Approved this 3rd day of December, 2020

Patrick Williamson, Vice-Chairman

ATTEST

Kellie George, Recording Secretary

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