



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, November 19, 2020**  
**9:00 P.M.**

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**1<sup>ST</sup> 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  
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 9:05 p.m.

Secretary Levi read the testimony guidelines and proceeded to the business item on the agenda.

**Action Items Case No. SD2020-0014:** The Applicant, C10 Investments, LLC, is requesting approval of a preliminary plat, **Hipwell Estates**, an 8 lot Subdivision with the current zoning of "RR" (Rural Residential). The property is referenced as the E1/2 of the NE ¼ of the NE ¼ Section 15, T.2N., R.3W., B.M; Canyon County, Idaho.

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

Planner Julianne Shaw presented the staff report.

The Commission discussed the NHD concern about the access to Pump Road not meeting their spacing requirements. Commissioner Williamson asked what a typical radius is on a cul-de-sac. Commissioner Carpenter responded it is usually 65'. Other road standards were discussed.

Greg Hipwell, 2005 Glenview Drive, Nampa, ID, testified in support of the application as the applicant. He did receive the comments from the highway district and fire district earlier today. Regarding the fire district, he has talked with them and there are two ways to meet the fire-flow requirements. They can use a domestic well with a pressure pump and fire sprinklers. HE said they should be able to meet that requirement without any problem. As far as the highway district, they can make the changes as needed and will a spacing standard variance due to a sight distance issue.

Commissioner Carpenter asked what would happen if the variance wasn't granted. Mr. Hipwell said he would be seeking a variance from the highway district.

**MOTION:** Commissioner Carpenter moved to close public testimony on Case SD2020-0014, seconded by Commissioner Williamson. Voice vote, motion carried.

**MOTION:** Commissioner Carpenter moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval with a modification to condition #5 to state “the Plat must meet Nampa Highway District standards. Any highway district variances shall be approved prior to the Board hearing on the preliminary plat” for Case SD2020-0014 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Fried. Roll call vote with 6 in favor and 0 opposed, motion carried.

Commissioner Fried moved to approve the minutes of the 6pm, 7pm, 8pm and 9pm November 5 hearings, as amended. Motion seconded by Commissioner Williamson. Voice vote, motion passed.

Commissioner Fried moved to approve the amended minutes of the 6pm October 29, 2020 hearing. Motion seconded by Commissioner Sturgill. Voice vote, motion passed.

Director Nilsson asked if the Commission would be available for a hearing on January 28 hearing. It was determined that we would have a quorum that date. She also updated the Commission on Board action on the Epic Holdings case and a COMPASS training opportunity. The Commission asked to be sent the 2021 hearing dates.

Commissioner Carpenter moved to adjourn. Commissioner Williamson seconded the motion. Voice vote, motion carried. Meeting adjourned at 10:07 p.m.

**Approved this 3<sup>rd</sup> day of December, 2020**

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Patrick Williamson, Vice-Chairman

**ATTEST**

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Kellie George, Recording Secretary

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