



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, November 5, 2020**  
**7:00 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  
Rick Fried, Commissioner  
John Carpenter, Commissioner  
Sheena Wellard, Commissioner  
Scott Brock, Commissioner

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

**Chairman Robert Sturgill** called the meeting to order at 7:30 p.m.

**Vice Chair Williamson** read the testimony guidelines and proceeded to the business item on the agenda.

**Action Item Case No. Action Item Case No. SD2020-0016:** A request by Lee Family Trust for approval of a Preliminary Plat (which includes irrigation & drainage) for **Solitude Creek Subdivision**. The development consists of 14 residential lots. The properties are zoned "CR-R-1" (Conditional Rezone/Single Family Residential). Parcel No. R33822100 & R33822101 are located at 7927 and 7783 Elko Ln., Middleton, Idaho and are located in the SW ¼ of Section 2, T4N, R2W, B.M., Canyon County Idaho.

No conflicts were stated by the Commissioners.

Planner Jenn Almeida presented the staff report. She reviewed late exhibits #7 and #8. The proposed subdivision is located within the Middleton area of city impact. The county engineer (Keller) has recommended approval with conditions. The highway district has not yet reviewed the plat and a condition is recommended to be added to require their review prior to the Board hearing.

Commission Williamson asked if access to Kingsbury Road. Ms. Almeida said they were referring to not allow direct lot access to Kingsbury Road.

Chairman Sturgill asked about an email regarding access to water and sewer. She referred to Exhibit 6 and just wanted to get that information on the record.

The chairman entered the late exhibits into the record.

Craig Lee, 8618 West Ustick Road, Boise, ID, testified in support of the application as the applicant. Three of his children's family plan to build in this development. He is not a developer.

Donna Bernardelli, 23128 Kingsbury Road, Middleton, ID, testified in neutral on the application. She said this the second time there has been a development proposal. Will the poles down the middle of

Winter Horses Lane going to be moved? Will it be paved?

Commissioner Williamson asked if Jennifer Almeida could display a map.

Commissioner Fried asked how she gets to Kingsbury. She replied they use Winter Horses Lane to Kingsbury.

Craig Lee provided rebuttal testimony. He said the development of 14 homes would be served by individual well and septic systems. The phone poles will remain. They will have to pave an extra 7 feet for a total width of 20 feet.

Commissioner Fried asked for clarification on what will be paved. Mr. Lee replied that Elko Lane will be abandoned and not paved. It will remain an irrigation access.

Commissioner Carpenter asked the project engineer, Jim Coslett to describe the road.

Jim Coslett, 270 N. 27<sup>th</sup> Street, Boise, ID, stated that Winter Horses Drive is a public right-of-way and will be designed as a rural road section according to their standards. The road will be placed in the northern portion of the right-of-way.

**MOTION:** Commissioner Carpenter moved to close public testimony on Case SD2020-0016, seconded by Commissioner Williamson. Voice vote, motion carried.

**MOTION:** Commissioner Williamson moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval for Case SD2020-0016, to the Board of Canyon County Commissioners. Motion seconded by Commissioner Brock. Roll call vote with 6 in favor and 0 opposed, motion carried.

Commissioner Williamson moved to adjourn. Commissioner Carpenter seconded the motion. Voice vote, motion carried. Meeting adjourned at 8:04 pm

**Approved this 19<sup>th</sup> day of November, 2020**

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Robert Sturgill, Chairman

**ATTEST**

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Kellie George, Recording Secretary

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