



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 3, 2020
6:00 P.M.

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

Commissioners Present: Patrick Williamson, Vice Chairman
Rick Fried, Commissioner
John Carpenter, Commissioner
Scott Brock, Commissioner
Sheena Wellard, Commissioner

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

Vice Chairman Patrick Williamson called the meeting to order at 6:02 p.m.

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

Action Item Case No. RZ2020-0018 – Hans & Connie Hill Bruijn are requesting a **Rezone** of approximately 2.94 acres from an “A” (Agricultural) zone to an “R-R” (Rural Residential) zone. The subject property, parcel no. R30588 is located on the north side of Arabian Way, approximately 1400 ft. south of the intersection of Airport Rd. and Arabian Way, in a portion of the SW ¼ of Section 20, T3N, R1W, BM, Canyon County, Idaho.

No conflicts or declarations were made by Commission members.

Planner Jenn Almeida reviewed the late exhibits 18, 19, 20, 21, 22, and 23 and proceeded to present the staff report. The applicants are requesting a rezone from Agricultural to Rural Residential for 2.49 acres of 2.95 acre property they own. The property takes access from Airport Road. They will need to complete a property boundary adjustment as a loafing shed is located over the existing property line. The request is consistent with the County future land use map as well as Nampa’s comprehensive plan.

The late exhibits were entered into the record.

Connie Bruijn, 6627 Airport Rd Nampa ID83687, testified as the Applicant, in favor of the rezone in order to split their property to allow their adult daughter to build a home. She also testified that part of the Arabian Way easement was given to the subdivision for access but they, as the original owners, still retain ownership of the easement. Commissioner Carpenter confirmed with her of her statement of ownership of the easement; she stated yes, they still own the easement. Hans Bruijn, spouse at the same address, confirmed in favor but declined to testify further.

MOTION: Commissioner Carpenter moved to close public testimony on Case RZ2020-0018, seconded by Commissioner Wellard. Voice vote, motion carried.

Commissioner Brock indicated that the easement may cause future issues, is that a concern now?

Planner Almeida responded that it's a civil issue that can be resolved in court; the applicants already testified that they'd use Airport, however the case before the board is a rezone only.

Commissioner Carpenter agreed with planner Almeida; that the land is not landlocked; and a rezone is okay.

Planner Jenn Almeida brought to the chairman's attention that an attendee would like to now testify.

MOTION: Commissioner Brock moved to re-open public testimony on Case RZ2020-0018, seconded by Commissioner Carpenter. Voice vote, motion carried.

Mike Carter, 89 Arabian Way Nampa Idaho 83687, was sworn in. He testified that when they purchased their property and built their house, the easement was part of the deal; his previously submitted letter states the same.

Connie Bruijn, 6627 Airport Rd Nampa ID83687, in rebuttal testimony, said that the easement was still owned by them regardless as shown by property history.

MOTION: Commissioner Fried moved to close public testimony on Case RZ2020-0018, seconded by Commissioner Carpenter. Voice vote, motion carried.

Director Nilsson indicated that the applicants will still have to go through the platting hearing process.

Commissioner Carpenter remarked that the property will be surveyed as part of the platting process.

MOTION: Commissioner Carpenter moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, for Case RZ2020-0018 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Fried. Roll call vote with 5 in favor and 0 opposed, motion carried.

Commissioner Carpenter moved to adjourn. Commissioner Fried seconded the motion. Voice vote, motion carried. Meeting adjourned at 6:45pm.

Approved this 17th day of December, 2020

Robert Sturgill, Chairman

ATTEST

Kellie George, Recording Secretary

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