



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 3, 2020
7:00 P.M.

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

Commissioners Present: Patrick Williamson, Vice Chairman
Sandi Levi, Secretary
Rick Fried, Commissioner
John Carpenter, Commissioner
Scott Brock, Commissioner

Staff Members Present: Patricia Nilsson, Director
Dan Lister, Planner
Kellie George, Recording Secretary

Vice Chairman Patrick Williamson called the meeting to order at 7:00 p.m.

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

Action Item SD2020-0024: Catherine Reindel is requesting a Short Plat for **Hawks Nest Subdivision** on Parcel R20920516B and R20920516B2. The two lot subdivision is zoned "R-1" (Single Family Residential). The vacant properties are located adjacent to 3205 Sunshine Lane, Caldwell; also referenced as a portion of the SE¼ of Section 2, T3N, R3W, BM; Canyon County, Idaho.

No conflicts or declarations were made by the Commission.

Planner Dan Lister presented the staff report. The property is located off of Sunshine Lane in Caldwell. He provided the history of the property including a recent rezone. The applicant's goal is to build a home on each lot. The lots would be served by individual wells and septic systems. Access is obtained via an easement to Sunshine Lane. The right-of-way is open but not maintained by the highway district. An easement reduction from 60' to 30' was approved. He reviewed the irrigation and drainage on the site. The property is located in the Caldwell area of impact but no comments were received. Canyon Highway District has no issues and will sign the final plat when it is ready. No public comments were received. He reviewed the conditions of approval as amended. His powerpoint presentation is Exhibit 7.

Commissioner Levi asked about the lack of the fire district response. Mr. Lister responded the fire district will review any subsequent building permits. Commissioner Levi asked who and where will fire service come from. Planner Lister and Commissioner discussed the issue.

Commissioner Carpenter expressed concern if the corner of the easement would inhibit a fire engine response. Planner Lister and Director Nilsson will have the fire district review it again.

Late exhibit #7 was entered into the record.

TJ Wellard, 17842 Sand Hollow Road, Caldwell, ID, testified in support of the application as the applicant's representative. Mr. Wellard addressed the comments regarding the turnaround. It will be determined when the house is sited. He said the signatures on the final plat have already been obtained. The County ordinance only requires 12' for a driveway and the fire chief can require a wider surface. In

this case the chief did not comment.

MOTION: Commissioner Carpenter moved to close public testimony on Case SD2020-0024, seconded by Commissioner Fried. Voice vote, motion carried.

MOTION: Commissioner Carpenter moved to recommend approval of Case SD2020-0024 based on the Findings of Facts, Conclusions of Law and conditions of approval, with the addition of a condition to obtain comments from Caldwell Rural Fire District on the access easement and forward their recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Williamson. Roll call vote with 5 in favor and 0 opposed, motion carried.

Commissioner Fried moved to adjourn. Commissioner Levi seconded the motion. Voice vote, motion carried. Meeting adjourned at 7:38 pm.

Approved this 17th day of December, 2020

Robert Sturgill, Chairman

ATTEST

Kellie George, Recording Secretary

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