



**CANYON COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**  
**Thursday, March 11, 2021**  
**6:00 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  
Scott Brock, Commissioner  
Sheena Wellard, Commissioner

**Staff Members Present:** Julianne Shaw, Planner  
Jennifer Almeida, Planner  
Kellie George, Recording Secretary

**Chairman Robert Sturgill** called the meeting to order at 6:00 p.m.

Vice-Chairman Williamson read the testimony guidelines and proceeded to the business item on the agenda.

**Action Item Old Business tabled from 3/4/2021 Case No. SD2019-0013 Hesse Acres:** Mason Engineering is requesting a preliminary plat submittal to create eight (8) buildable lots and two (2) common lots on Parcels R30800, R3080010, and R30795, retaining existing residences at 17260 & 17178 Madison Road, on the east side of Madison Road, approximately 868 feet north of Cherry Lane. The current zoning is "R1" Single Family Residential. Parcel R30800 is also referenced as 03-3N-2W SE TX 20263 IN SWSE B.M; Canyon County, Idaho.

Planner Julianne Shaw presented the staff report. The subdivision name changed three times during its processing with the current being accepted as final. There were three late exhibits described 1) a letter from Sadie Wright siting traffic concerns. 2) From Mason & Associates indicating the Applicants applied a waiver of sidewalks, curb, gutter, and streetlights from Nampa City; also, with the subject property being in Nampa City's impact area, the city sewer via gravity is limited therefore the owner's proposal was to have individual septic. The roads will be constructed to NHD standards, so the project will blend well. Nampa City will meet to review the waiver. 3) Keller Letter – conditions were listed on the staff except for condition number seven – an overhead power line crosses lot 3 block 2 and needs to be inside an easement or be relocated.

Commissioner Williamson asked about surface water rights as part of preliminary plat? Planner Shaw indicated Pioneer Irrigation did not make comments, however their comments would be required when it goes before the BOCC. He also has questions about Exhibit 14 with having met all conditions? Planner Shaw indicate they've met all but one except number 7 which Keller indicated.

Late Exhibits were entered into the record.

Testimony in favor – Will Mason, Applicant's Representative, 924 3<sup>rd</sup> St S, Nampa ID 83651, testified there would be nine residential lots on the preliminary plat a change since the 2018 rezone with the ninth lot having an existing house on it currently. There would be piped, gravity irrigation from Pioneer Irrigation to each lot, DEQ and SWDH have reviewed the NP study and have determined the project can

get the nine lots. Main street/through street, NHD, would connect to Madison Rd and also the project would connect to Colter Bay Rd.

Commissioner Williamson asked about the HOA having a water user's agreement and indicated that having a central water master person to be the relay between the HOA and the Irrigation District would behoove all parties. Mr. Mason did agree and that there would be to water delivery points on the property.

Commissioner Fried asked about the overhead powerline making the observation that it did not appear to be a large enough lot with the propose powerline area taking so much of it. Planner Shaw described the lot dimensions.

Testimony in neutral – Sadie Wright, 8336 E Colter Bay Dr, Nampa ID, 83687 indicated with her letter she wanted to convey the ongoing traffic problems of speeding cars with danger to children and her concerns have now increased with being connected to Madison Rd. She suggested some safety measures for the road. Commissioner Williamson asked about contacting the appropriate agency and discussion was made about the boundary line of different agencies made the subject property hard to pin any one agency down.

Testimony in rebuttal - Will Mason, Applicant's Representative, 924 3<sup>rd</sup> St S, Nampa ID 83651, discussion was made about the boundary line of different agencies made the subject property hard to pin any one agency down and they would have to show a need like accidents and incidents; though there are speed bumps nearby to show that issue.

**MOTION:** Commissioner Brock moved to close public testimony on Case SD2019-0013, seconded by Commissioner Williamson. Voice vote, motion carried.

**MOTION:** Commissioner Williamson moved to recommend a continuance for Case SD2019-0013 on the basis to be able to better review a clearer plat map to the next available date. Motion did not have seconded by any of the Commissioners, motion failed.

Commissioner Fried indicated that Keller and Associates fully vetted all the required conditions.

**MOTION:** Commissioner Fried moved to recommend approval of the Findings of Facts, Conclusions of Law and conditions of approval, for Case SD2019-0013 to the Board of Canyon County Commissioners. Motion seconded by Commissioner Brock. Roll call vote with 4 in favor and 1 opposed, motion carried.

Commissioner Williamson moved to adjourn. Commissioner Brock seconded the motion. Voice vote, motion carried. Meeting adjourned at 6:42pm.

**Approved this 1st day of April, 2021**

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Robert Sturgill, Chairman

**ATTEST**

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Kellie George, Recording Secretary

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