



CANYON COUNTY HEARING EXAMINER  
MINUTES OF REGULAR MEETING HELD  
Thursday, October 21, 2021  
5:00 P.M.

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1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Examiner Present: Bruce Eggleston

Staff Members Present: Steve Fultz, Director  
Dan Lister, Planning Official  
Richelle Kiyabu, Recording Secretary

**Examiner Eggleston**, called the meeting to order at 5:00 p.m.

**Examiner Eggleston**, read the testimony guidelines and proceeded to the business item on the agenda.

**Action item Case No. SD2018-0025:** The applicant, Subdivision Maker LLC representing Rocketchun Holden, is requesting approval of a Preliminary Plat within irrigation and drainage plans for Shady Rock Subdivision on Parcel R29542011F. The property is zoned "R-R" (Rural Residential). The plat consists of four residential lots and one road lot. The 9.96-acre property is located at 9825 S. Shady Rock Lane, Nampa; also referenced as the NW¼ of Section 13, Township 2N, Range 2W, BM; Canyon County, Idaho.

**Planning Official Dan Lister**, reviewed Staff report for the record.

**TESTIMONY:**

**Darin Taylor – Applicant (Representative) – In favor – 1434 New York St. Middleton, ID 83644.**

- Mr. Taylor stated that the applicant would like to use lot #2 as access to Shady Rock Lane. They would be agreeable to adding that to the CC&R's or adding it as a condition of approval. Please note that the project is located at the SE corner of Southside Blvd and Lewis Lane and is approximately ¼ mile from city services. Mr. Taylor disagrees with the City of Nampa's opposition and believe the property location and its proximity to the City's impact area speaks to why this project is consistent with urban growth in the area. The land is extremely flat and there will be no issues with storm water remaining onsite. Fire district and Nampa City agree with the conditions of approval. Discussion on the irrigation delivery from the lateral and the agreements with the neighbors, some have signed off on the agreement, some have not. The access will require a variance from Nampa Highway district, the applicant is taking care of that and it will be completed prior to final plat.

**Hearing Examiner Bruce Eggleston** closed public testimony on Case SD20218-0025.

**ORDER:** Hearing Examiner Bruce Eggleston recommends approval of Case SD2028-0025, including the revised Findings of Facts, Conclusions of Law and Conditions of Approval, forwarding the case to the Board of County Commissioners.

**Action item approval of minutes:**

Hearing Examiner Bruce Eggleston approved the minutes from 09/16/2021.

**ADJOURNMENT:**

Hearing Examiner Bruce Eggleston adjourned the hearing at 5:40 pm.  
An audio recording is on file in the Development Services Departments' office

Approved this 18<sup>th</sup> day of November, 2021

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Bruce Eggleston, Hearing Examiner

ATTEST

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