



CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Thursday, September 16, 2021
3:30 P.M.

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

Examiner Present: Bruce Eggleston
Staff Members Present: Steve Fultz, Director
Jennifer Almeida, Planner
Cassie Lamb, Planner
Richelle Kiyabu, Recording Secretary

Examiner Eggleston, called the meeting to order at 3:30 p.m.

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

- **Action item Case No. SD2021-0026 Horizon Ridge Subdivision:** A request by Wolf Building Company (Blake Wolf) for approval of a Preliminary Plat for Horizon Ridge Subdivision. The subject property, parcel no. R33047 is located at the southeast corner of the intersection of Lone Star Rd. and Indiana Ave. Caldwell Idaho, in a portion of the NW ¼ of Section 26, T2N, R3W, BM, Canyon County, Idaho.

Planner Jennifer Almeida, reviewed Staff report for the record, including late exhibits

TESTIMONY:

Blake Wolf - Applicant (Representative) in favor – 843 W. Horizon Way Nampa, ID 83686.

Applicant, developer and owner. Previous owner rezoned the property before he purchased it. The proposed development is to look similar to Lonestar Ranch just down the road. Large family lots with great valley views. Has read all conditions of approval, and he does agree to comply with them.

Lance Warnick – In favor – 7312 Wild Horse Way Nampa, ID 83686.

Civil engineer. They have acquired new water rights and will continue to use existing water rights. Has met with highway district, applicants understand the conditions for approval.

MOTION: Examiner Eggleston moved to close public testimony on Case SD2021-0026.

MOTION: Examiner Eggleston moved to recommend approval for Case SD2021-0026, including the revised Findings of Facts, Conclusions of Law and conditions of approval.

- **Action item Case No. CU2021-0017 CAC Investment:** The applicant, CAC Investment Company, LCC, is requesting a conditional use permit to allow a kennel use within an “A” (Agricultural) Zoning District. The dog kennel will accommodate a maximum of 52 dogs. The subject property is located at 6267 Joplin Road, Nampa (Parcel R34207); also referenced as a portion of the SE¼ of Section 24, Township 4N, Range 2W; Canyon County, Idaho.

Planner Cassie Lamb, reviewed Staff report for the record, including late exhibits.

TESTIMONY:

Charles Cooley – Applicant – In Favor – 6267 Joplin Rd. Nampa ID, 83687.

Property owner and business owner. Plans to move the current family business and transfer use to new business. The business has outgrown the property and the new business is to help his other son establish a business for his passion of dog training. Applicant will comply with all conditions. Will work with neighbors. The business will be to train, kennel and play with dogs. The plan is a first-class kennel experience.

Jason Wonderlick – In opposition – 6434 & 6042 Joplin Rd. Nampa ID, 83687.

Owns two properties near application. Does not believe that they were given proper notice. Does acknowledge that his property resides outside of the 600 ft radius for noticing. Concerns about noise. Would like to know if a noise impact study has to be completed? Concerned about waste, how waste will be addressed and how waste runoff will not affect the irrigation ditch. Traffic impact will be more than stated.

Bill Clayton – In opposition – 6622 Joplin Rd. Nampa ID, 83687.

Concerns regarding waste, septic system, bacteria, runoff, noise, traffic, and the effects on the artesian well. Development on Can Ada Rd. is about to be connected to City of Star services. Doesn't believe this is a good location.

Richard Romer – In opposition - 5400 W. Lesina Meridian, ID 83646.

Owner of 13 acres property connected to the subject property. Concerned regarding development surrounding properties. Believes that the sound and noise will dramatically effect that, and requests that the process takes that into consideration.

Charles Cooley – Applicant – Rebuttal – 6267 Joplin Rd. Nampa ID, 83687.

In responds to concerns. They have every intent to work with neighbors and create a reasonable solution to concerns and environmental effects. Well has a booster, has corrected all plumbing issues. They do not pump it. Applicants own water rights.

MOTION: Examiner Eggleston moved to close public testimony on Case CU2021-0017.

MOTION: Examiner Eggleston moved to recommend approval Case CU2021-0017, including the revised Findings of Facts, Conclusions of Law and conditions of approval.

- **ACTION ITEM – Examiner Eggleston moved to approve minutes from 08/19/2021.**
- **DIRECTOR, PLANNER, COMMISSION COMMENTS: N/A**

ADJOURNMENT:

MOTION: Hearing Examiner Eggleston moved to adjourn, hearing adjourned at 4:21pm.

Approved this 21st day of October, 2021

Bruce Eggleston, Hearing Examiner

ATTEST

_____, Recording Secretary