



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, August 21, 2025
6:30 P.M.

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

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Geoff Mathews, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Dan Lister, Planning Supervisor
Deb Root, Principal Planner
Michelle Barron, Principal Planner
Arbay Mberwa, Associate Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:31 p.m.

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

Item 1: Consent Agenda – Action Items

A. Case No. SD2024-0011 – Gilbert Subdivision: Approve FCO's

B. Case No. CR2025-0005 – Deschutes Investments: Approve FCO's

Motion: Commissioner Nevill moved to approve the Consent Agenda, seconded by Commissioner Sheets. Voice vote, motion carried.

Planning Supervisor Dan Lister suggested moving Item 2C ahead of Item 2D due to the amount of people present for Item 2C.

Motion: Commissioner Sheets moved to adjust the Consent Agenda to move item 2C to Item 2D, seconded by Commissioner Mathews. Voice vote, motion carried.

Item 2A:

Case No. CU2025-0006 – McCracken: The applicant Jacob McCracken, is requesting a conditional use permit to operate a kennel with no more than 22 dogs for the purposes of boarding and training dogs, on parcel R28648011 on approximately 5.01-acres in the "A" (Agricultural) zone. The subject property, R28648011 is currently located at 8481 Tincup Lane, Melba Idaho.

Chairman Sturgill affirmed the applicant to testify.

Jacob McCracken – (Applicant) IN FAVOR – 8481 Tincup Lane, Melba, ID 83641

Mr. McCracken explained the intent of his application, to operate a bird dog training facility and kennel for pointing dogs. The operation will run the hunting season from February through September. There would be a maximum of 15 dogs, although there is space for 22. Mr. McCracken stated this would be an income for his family, as well as a teaching opportunity for his children.

Commissioner Nevill confirmed the applicant is in agreement with all 15 conditions of approval.

Chairman Sturgill asked for clarification on the notes regarding a septic system not being feasible yet. Mr. McCracken clarified that a percolation test will determine if it is feasible. There are alternative waste management systems that SWDH recommended in the event a septic system is not approved. Chairman Sturgill inquired about sound baffles and bark collars. Mr. McCracken stated he is not comfortable with bark collars, but is in the process of putting sound baffles of all four 60-foot walls, pending approval of this application.

Commissioner Mathews confirmed the road to the property is a private road with a road user's maintenance agreement, and expressed concerns about traffic. Mr. McCracken assured the Commission he does not expect all owners for all dogs to be on his property at once, and there should be minimal impact.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Nevill asked for clarification on condition 14 and why it is stated that the sale of dog food shall be accessory. Planner Mberwa stated the sale of dog food, apparels and other accessories is going to be an accessory use to the kennel, while training dogs is the primary function. Commissioner Nevill confirmed the approval of this conditional use permit will remedy the current code enforcement violation. Commissioner Nevill inquired about the surface water and irrigation facilities. Planner Mberwa clarified there are no channels or ditches running through for irrigation, but there is surface water available.

Chairman Sturgill confirmed there is no limit on the number of dogs allowed for a CUP, but a limit could be added as a condition of approval. Chairman Sturgill also asked if condition 8 could be modified regarding a septic system and solid waste removal, to which Planner Mberwa did not object.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jerry Sword – IN OPPOSITION – 258 Hill Rd, Melba, ID 83641

Mr. Sword expressed concerns regarding the dogs barking and disrupting the quietness in the country.

Commissioner Sheets asked if the dogs were inside or outside when they were barking. Mr. Sword state they were inside, but it was so loud that a holding a normal conversation wasn't feasible.

Commissioner Nevill asked how long the applicant has been operation, to which Mr. Sword estimated about a year or longer.

Chairman Sturgill asked Mr. Sword to point out his property compared to the subject property, which is about a ¼ mile away.

Jacob McCracken – (Applicant) REBUTTAL – 8481 Tincup Lane, Melba, ID 83641

Mr. McCracken admitted to wanting to move to the country to not have to go through the steps of being able to operate this business, as well as the realtor stating a permit wouldn't be necessary, and wasn't aware a permit was necessary until receiving the letter. Mr. McCracken also addressed the noise, stating the dogs don't bark consistently, only for a small amount of time depending on feeding times, training, etc. He has spray foam that helps alleviate the noise.

Commissioner Nevill asked how long the applicant has been operating. Mr. McCracken stated from February to September of the year prior, and confirmed he is currently not operation so any barking would be from his own dogs.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0006, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Mathews commended the applicant for taking the actions to be a good and considerate neighbor, so is in favor of this application.

Commissioner Sheets agreed, stating there are enough conditions to mitigate any issues.

Commissioner Nevill commented he was not in favor of using conditional use permits to fix code violations. He acknowledged the work that has gone into this application, but he believes this would be violating the neighbor's property rights, so is not in favor.

Chairman Sturgill appreciates the soundproofing measures and believes it has helped to mitigate the noise.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0006, amending condition 8a regarding an animal only septic system and solid waste. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 3 in favor, 1 opposed, motion passes.

Item 2B:

Case No. SD2021-0029 – Ranch El Lucerito: The applicant, Refugio Vidales, represented by Riveridge Engineering, is requesting approval of a Preliminary Plat, Irrigation and Drainage Plan for Ranch El Lucerito. The 20.3-acre development consists of three (3) residential lots, a private road lot, and one (1) restricted agricultural lot (14 acres) in accordance with Development Agreement #19-128 recorded as instrument #2019-041248. The subject property is conditionally rezoned RR (Rural Residential) and is located at 20298 Lonkey Lane, Caldwell, also referenced as Parcels R33161 and R33161011. The private road will be subject to a road user's maintenance agreement between all the parcels that will take access from it and the adjacent parcel R33161010A.

Chairman Sturgill affirmed the applicant to testify.

Jared Burgess – (Representative) IN FAVOR – 2477 N Vista Ave, Boise, ID 83705

Mr. Burgess explained this project is going to be a subdivision of an existing property to allow for two additional homes to be built for other members of the family. There will be wells for water for domestic use and the property has water rights. The existing or the proposed access road will additionally provide access to the lot to the east, and the entries for Lonkey Lane will be shifted to that access road, which should help mitigate any traffic concerns. Per requirements of the highway district, the initial portion of the road up to the right of way will be paved. Mr. Burgess stated that occupancy would be contingent on septic systems being approved by Southwest District Health.

Commissioner Sheets asked how the property owner to the east will be affected regarding the access road. Mr. Burgess explained there is a maintenance agreement with that property owner and an easement.

Commissioner Nevill asked if the nine conditions of approval were acceptable. Mr. Burgess stated they are reasonable. Commissioner Nevill confirmed the cul-de-sac at the end of the access road is a fire turnaround, and further inquired on the maintenance agreement. Mr. Burgess clarified that the maintenance agreement will already be in place, and the new lots would be subject to that agreement as part of the agreement of the development.

Principal Planner Michelle Barron reviewed the Staff Report for the record.

Commissioner Sheets confirmed this preliminary plat is in compliance with the development agreement.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Isaac Starbuck – IN NEUTRAL – 21739 Lonkey Ln, Caldwell, ID 83607

Mr. Starbuck expressed concerns regarding additional traffic and low visibility around the proposed access, creating a dangerous intersection. He testified having to slam on his brakes to avoid hitting someone pulling onto Lonkey Lane due to what he suspected was due to the low visibility.

Commissioner Sheets asked if there was an alternative suggestion for an access, and Mr. Starbuck stated the canal bank on the west side of the property, although there would be an incline to go up the bank, would be the only other option.

Chairman Sturgill suggested reducing the speed limit, to which Mr. Starbuck agreed would help.

Commissioner Nevill asked for further clarification on the proposed access. Mr. Starbuck explained traffic coming from the east on Lonkey Lane would be coming down a hill, and there are obstructions preventing clear visibility to anyone wanting to turn onto Lonkey Lane.

Commissioner Nevill questioned the planner about the approved access and any requirements for aprons. Planner Barron confirmed a paved apron is a requirement. She also clarified the Deer Flat Low Line Canal is a federal easement so would not be available as an alternative option for an access. There was discussion on maintenance of shrubs, trees, etc. falling on the landowner.

Jared Burgess – (Representative) REBUTTAL – 2477 N Vista Ave, Boise, ID 83705

Mr. Burgess addressed the concerns from testimony, explaining the standard requirements under the approach under the Golden Gate Highway District No. 4 is there must be adequate site triangles; therefore, any obstructions would need to be addressed to bring the area into compliance.

Commissioner Nevill confirmed that the applicant would be responsible in removing any obstructions. Mr. Burgess explained the requirements show anything within the site triangle cannot be above certain heights or within obstructing view.

MOTION: Commissioner Sheets moved to close public testimony on Case No. SD2021-0029, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets does not have any concerns, explaining this is a preliminary plat; therefore, there are limits on the location of the access.

MOTION: Commissioner Sheets moved to **recommend approval** for Case No. SD2021-0029 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2D:

Case No. RZ2024-0002 – Salinas: The property owner, Jose Rodriguez, represented by BreAnn Salinas, is requesting a rezone of approximately 4.50 acres from the “RR” (Rural Residential) zone to the “R-1” (Single-Family Residential) zone. The subject property is located at 15821 Gods Way Ln, Caldwell, ID 83607 also referenced as Parcel R32703010B.

Chairman Sturgill called the applicant to testify.

Jose Rodriguez – (Applicant) IN FAVOR – 15821 Gods Way Ln, Caldwell, ID 83607

Mr. Rodriguez is requesting to rezone his property to split into three lots, adding a 1-acre lot between the two existing houses that will each be on their own lot. There is a road maintenance agreement and the irrigation will be flood irrigation. Each home will have its own well and septic.

Commissioner Nevill asked for clarification on the splits, and confirmed Southwest District Health has verified a well and a septic can be in place for each lot.

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Commissioner Sheets asked how far the proposed rezone property is from city services. Planning Supervisor Lister stated he is unsure due to improvements in the area, but the nearest touch to the City of Caldwell is about 600 feet west of the subject property. Commissioner Sheets confirmed that there would be secondary dwellings allowed as is as this is a straight rezone. Planning Supervisor Lister clarified if the Commission wanted conditions as part of this rezone, they would have to recommend denial then state the conditions they want to add.

Commissioner Nevill requested clarification on the secondary dwellings. Planning Supervisor explained the second house that is currently there, which already has its own utilities, would become a primary residence after the rezone and division process, which would then allow a secondary dwelling on each lot as well. There was further discussion on each lot having the potential for primary and secondary dwellings.

Chairman Sturgill asked what conditions staff would recommend if this was a conditional rezone. Planning Supervisor Lister suggested limiting the parcel to a conceptual plan, limiting it to the three lot split, and placing a condition prohibiting secondary dwellings if felt inadequate.

Jose Rodriguez – (Applicant) REBUTTAL – 15821 Gods Way Ln, Caldwell, ID 83607

Mr. Rodriguez emphasized this plan fits the area and city services are far away. He explained the homes are intended for family and not for resale.

Commissioner Sheets confirmed the applicant applied for the rezone from agricultural to rural residential.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2024-0002, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Nevill is not in favor of this application without the ability to place conditions.

Commissioner Sheets reviewed the criteria. In regards to criteria 5, the proposed zone is not more appropriate than the current zoning. The applicant could either annex into the city when city services are available, or apply for a conditional rezone. Commissioner Sheets also noted the original rezone was within the past six years, which shows how much the area has changed. The applicant originally applied for rural residential.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2024-0002 to the Board of County Commissioners, finding that the application does not meet criteria. Seconded by Commissioner Nevill.

Discussion on Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2C:

Case Nos. OR2022-0002 and RZ2022-0002 – Christensen: The developer is requesting to amend the 2020 Comprehensive Plan designation for approximately 151.56 acres from ‘Agriculture’ to ‘Residential’ and concurrently requesting a Conditional Rezone from an “A” (Agricultural) zone to an “CR-R1” (Single Family Residential) zone for the purpose of developing the property as a residential subdivision. The draft concept plan proposes a minimum of 135 residential lots on the 151.56 acres. The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as parcels R36525 and R36523, R33209, and R33210. These properties lie within the Homedale and Wilder Fire Districts and the Vallivue and Homedale School Districts. The property lies within the Greenleaf area of city impact. The development properties contain areas of 15% slope or greater.

Commissioner Nevill recused due to being the president of the Snake River Canyon Scenic Byway and supporting their final opinion and action of this application.

Chairman Sturgill called the applicant to testify.

Todd Lakey – (Representative) IN FAVOR – 12905 Venezia Ct, Nampa, ID 83651

Mr. Lakey started by noting this is a project that is compatible with the area. With it being on an island amid viable farm ground, it is contiguous to a pattern of non-residential and rural estate residential uses and zoning in the immediate areas surrounding the Timber Stone Golf Course. Community or municipal services from the city of Greenleaf will be utilized on this project and the conditions of approval will mitigate potential impacts. The applicant recognizes that there are agricultural uses in the area, but this is the right site in the right location to achieve the land use balance that is envisioned by the comprehensive plan. The subject property is adjacent to the Williamson's property. Mr. Lakey continued to explain that there are existing residential and non-agricultural uses in the immediate area and contiguous to this property, and further explained the topography and characteristics of the area, claiming it is not prime or viable farm ground. This property is in the nitrate priority area and a municipal or public system for water will be utilized. All requirements and conditions from agencies will be met, and there is no significant impact to agencies, schools, police and fire. Mr. Lakey is requesting approval for this application.

Commissioner Sheets asked about the water rights associated with the property. Mr. Lakey explained there were not any water rights granted with the Indart property; however, they have been operating the feedlot for a long time. There is enough water rights to adequately irrigate 21 acres, not 73 acres. Commissioner Sheets confirmed that the testimony of the density of this request is appropriate because it is close to subdivision projects that have already been approved and its proximity to the golf course.

Commissioner Mathews inquired on the history of this property. Mr. Lakey argued agricultural is the default zone in the county, and although there is a history of the property being farmed, there have been many unsuccessful efforts to keep it farmed. Commissioner Mathews expressed the desire of a TIS prior to the hearing, and asked what the limit is on these types of proposals as there are a lot of small businesses that rely on the agriculture. Mr. Lakey stated the TIS would not be required until the preliminary plat stage, adding that as a condition of approval from the highway district. He continued to argue the land use balance this application is attempting to capture, and insisted on this property having non-prime agricultural ground. He believes this matches the character of the area. Commissioner Mathews asked what the plan was to mitigate the traffic concerns, especially during harvest season. Mr. Lakey stated they would comply with the highway districts requirements.

Chairman Sturgill asked what the estimated completion date for the TIS was, to which Mr. Lakey deferred that question to the engineer. Chairman Sturgill asked if Mr. Lakey's firm has any involvement with the ongoing development on the Williamson property. Mr. Lakey admitted the Williamson's are clients of his.

Principal Planner Deb Root reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tanya Orton – IN FAVOR – 17338 Sunnydale Pl, Caldwell, ID 83607

Ms. Orton shared that her favorite thing about growing in Canyon County is growing families, and families need places to live, and she believes there are not enough homes to move to. As a nurse, she has seen the cases and concerns regarding high nitrates in the septic and water, which is why the owner of the subject property wants to do a community system. This increase in homes will also increase the tax base, which will help with the schools growing and improvements for the roads. Although Homedale stated buses don't like to enter subdivisions, the owner is willing to work with the schools and bus companies to accommodate the condition for a bus stop. Ms. Orton would also like to see secondary dwellings as an option.

Brent Orton – IN FAVOR – 17338 Sunnydale Pl, Caldwell, ID 83607

Mr. Orton, the engineer for the project, stated the original application in 2020 was real city densities, but he does not agree that this is city densities, and the applicant shifted towards two acre lots with individual well and septic and a horse venue. The neighbors were not in favor of a horse venue, so that was taken out of the plans. Mr. Orton went on to explain the density and average lot size, considering common areas and right of ways. A TIS was immediately pursued with the preliminary plat, and the applicant is content to be accountable to all the mitigation measures that are identified. Mr. Orton described the benefit of a community water system compared to individual wells. This proposal will accommodate the municipal services which staff has recommended.

Commissioner Sheets asked for clarification regarding water and sewer and the options this community. Mr. Orton described the option to connect to Greenleaf's sewer system and talked about the benefits that would provide, which helped determine the proposed larger lot sizes. If Greenleaf does not accept the annexation, there would be other onsite treatments considered. Mr. Orton has had experience with public drinking water

systems, which will help in deciphering an effective system. He also explained the contamination that has mostly caused nitrate priority, and talked about the drilling technique he prefers that would help mitigate cross contamination and protect the well and drinking water system. Commissioner Sheets asked how many wells this would require. Mr. Orton answered there needs to be a redundant well source, so there would need to be at least two wells.

Commissioner Mathews inquired about the water for fire protection. Mr. Orton explained that central drinking water systems have the capacity to accommodate the levels required for fire protection, and confirmed there will be fire hydrants.

Chairman Sturgill asked about the estimated cost for this water system. Mr. Orton estimated a million dollars. Chairman Sturgill asked when the estimated completion date for a TIS would be, to which Mr. Orton explained the expectation would be another month to finish the TIS.

Commissioner Sheets verified the development sits below Greenleaf's treatment plan, and Mr. Orton confirmed one lift station would be adequate.

John Williamson – IN FAVOR – 19500 Eat A Bite Ln, Caldwell, ID 83607

Mr. Williamson complimented the golf course for providing an amazing amenity and the residents on weed maintenance. He believes this development will be as good as one of Mr. Christensen's prior developments.

Clay Christensen – IN FAVOR – 22226 Aura Vista Way, Caldwell, ID 83607

Mr. Christensen farms 2,000 acres that completely surround the golf course, and none of the largest farmers around that area oppose to this project, commenting the growth needs to be smart. Mr. Christensen provided statistics and data on the yield from their farms. The sustainability on the subject parcel has not kept up, losing profitability. The irrigation has also been expensive due to the slope of the parcel.

Commissioner Sheets asked for clarification on why the ground is less productive other than the ridge and water. Mr. Christensen admitted the water played a big role and he believes the soil is not viable. He confirmed the well is shallow. Commissioner Sheets asked about the water rights, and confirmed the water rights are from the canal and the pivot is from the well, or subsurface water rights.

Chairman Sturgill asked what the long-term plan was for this property. Mr. Christensen explained the plan was to sell it to a developer who would then have to abide by whatever is approved.

Dave Christensen – IN FAVOR – 18250 Van Slyke Rd, Wilder, ID 83676

Mr. Christensen elaborated on his family's history of farming in Canyon County. He described the poor quality of farming on the subject parcel and believes this will be a good fit in the community with minimal impact on the population and a great impact on the net worth and tax base of the school district.

Patrick Williamson – IN NEUTRAL – 19550 Eat A Bite Ln, Caldwell, ID 83607

Mr. Williamson stated there are over 13 intersections to consider for the TIS. He also agreed with prior testimony on the challenge with weeds if lots over 1-acres are considered, and elaborated on blow sand in the area and the negative impact it would have on the surrounding areas. He questioned the information that has been shared between those in opposition and encouraged them to actually talk to their neighbors. Mr. Williamson argued different types of crops need different soil, and appreciated the data shared earlier.

Chairman Sturgill asked for clarification on the misinformation shared between those in opposition, and Mr. Williamson stated that although he does not have proof to what he's heard, he does not have a good feeling about what might be shared. Chairman Sturgill confirmed the concern is information that has been and will

be presented could be inaccurate bias.

Lori Adams – IN OPPOSITION – 18900 Van Slyke Rd, Wilder, ID 83676

Ms. Adams explained the process in which the next 10-11 speakers will each address a required criterion according to Canyon County Code 07-06-07, demonstrating how this proposal fails to meet the County's legal obligations to protect public health, safety, welfare and rural character of the area. This application is inconsistent with the comprehensive plans of Canyon County and the City of Greenleaf and poses concerns on density, traffic, sewer services and the protection of agricultural lands, the rural character, and taxpayers.

Jeff Stevenson – IN OPPOSITION – 18900 Van Slyke Rd, Wilder, ID 83676

Mr. Stevenson addressed criterion 1: consistency with the comprehensive plan. Mr. Stevenson does not believe this project is consistent with either Canyon County or the City of Greenleaf's comprehensive plan and future land use map, which designates this land as agricultural. He argued the testimony indicating nothing can be farmed on this property, using an example of vineyards, mitigating the water issues. Approving this application would set a precedent for leapfrog development in the area, and Mr. Stevenson strongly urges the denial of this application.

Jackie Marshall – IN OPPOSITION – 22359 Aura Vista Way, Caldwell, ID 83607

Ms. Marshall addressed criterion 2: whether the proposed rezone is more appropriate than the current agricultural zoning. Ms. Marshall stated the answer is no and staff findings confirm this. The 0.82-acre average lot sizes proposed would cause a dramatic and abrupt increase in density, and will be inconsistent with the existing surrounding lots that average 2.1-2.6 acres that also provide substantial open space between homes, farmland and the golf course. This site is over 2 miles from the nearest city limits, surrounded by active farmland with no urban services. Ms. Marshall noted agricultural zoning is more appropriate for this site, and reflects the true character of the area.

James Marshall – IN OPPOSITION – 22359 Aura Vista Way, Caldwell, ID 83607

Mr. Marshall addressed criterion 3: whether the proposed conditional rezone is compatible with surrounding land uses. Mr. Marshall stated the answer is no, and argued compatibility is more than just proximity. It requires consistency and function in relation to adjacent uses considering density, surrounding land uses, and compatibility with existing uses.

Jill Kenny – IN OPPOSITION – 22605 Aura Vista Way, Caldwell, ID 83607

Ms. Kenny elaborated on criterion 3, and stated the most honest evidence is not found in a density calculation or zoning table, but rather in the land itself. This area is defined as working agriculture and low density development, and existing subdivisions are few and far between with buffers and open spaces to co-exist with farming. Placing 135+ homes on 151 acres is incompatible with the surrounding land uses.

Randal Helsey – IN OPPOSITION – 22859 Aura Vista Way, Caldwell, ID 83607

Mr. Helsey addressed criterion 4: whether the proposed conditional rezone will negatively affect the character of the area and what mitigation measures will be implemented. The character of this area is defined by large lot residential subdivisions and working agricultural. The Timber Stone golf course provides a rural residential character that is open and compatible with adjacent farms. Mr. Helsey noted inconsistencies with the applicant's plan of including common space, and that along with density and no protection of the rural character or agricultural edges proves criterion 4 is not met.

Anita Turner – IN OPPOSITION – 19601 Van Slyke Rd, Greenleaf, ID 83626

Ms. Turner addressed criterion 5: if adequate facilities and services will be provided to accommodate the proposed conditional rezone. She stated based on the record and the applicant's engineering notes, no sewer will be provided. Although the applicant proposed connection to the City of Greenleaf, there is not an

application nor an approval, and if Greenleaf does not approve the extension, the fallback is a private community or clustered system even though the application does not identify the logistics. Staff's findings indicate nearby wells already exceed safe limits, and not all parcels in the rezone area have irrigation rights. Ms. Turner testified the engineering notes read more like a list of intentions rather than a demonstration for accuracy.

Commissioner Sheets asked for clarification on the water quality issue. Ms. Turner explained the water testing high in arsenic and the implementation of water systems due to the groundwater containing iron, manganese and other contaminants. Commissioner Sheets asked if the water is tested and if the inline filtration systems work, and Ms. Turner answered she tests it regularly, and the inline system works better than the reverse osmosis system they used to have.

Chairman Sturgill confirmed the citing for water issues in the staff report, which is Exhibit F, page 7.

Nancy Thomas – IN OPPOSITION – 22946 Middle Rd, Greenleaf, ID 83626

Ms. Thomas addressed criterion 6: whether the proposed conditional rezone requires public street improvements and mitigation measures for traffic impacts. The application admits a TIS will not be completed until after planning, and the ordinance is clear in referencing that the commission must find that the project will not cause undue interference with current or future traffic patterns with no study. Although an informal count was conducted, it was in February with minimal farm vehicle use and not as much traffic to and from the Timber Stone golf course. Ms. Thomas also explained the topography of some of the main roads, limiting site distances and creating dangerous conditions. The threshold has been met according to the highway district's notes for a TIS requirement, and no mitigation measures have been proposed.

Nick Kompaniet – IN OPPOSITION – McIntyre Ln, Wilder, ID 83676

Mr. Kompaniet elaborated on criterion 6, providing his experience with the current traffic patterns. It is a blind spot coming out of his driveway, and he has witnessed people passing on the canal apex and dogs getting hit. Adding another subdivision will compound the amount of traffic, and some drivers use that area as a freeway. Mr. Kompaniet is concerned about the safety risks imposed with higher traffic volumes.

Dawn Kompaniet – IN OPPOSITION – McIntyre Ln, Wilder, ID 83676

Ms. Kompaniet addressed criterion 7: whether legal access to the property exists or will exist at the time of development. Although the applicant has addressed existing roads being used as access, legal frontage is not the same as safe and adequate access for a subdivision of this size. Ms. Kompaniet quoted a decision related to the neighboring Williamson rezone regarding a variance on proposed access points due to site distance deficiencies. Access safety could not be determined without further analysis, and a TIS should be completed to evaluate cumulative impacts from both the Williamson rezone and Timber Ridge Christensen proposal; therefore, adequate access has not been demonstrated accordingly and this criterion is not met.

Chairman Sturgill asked when the meeting was that the TIS was directed for the two developments. Ms. Kompaniet answered that August 13 as when the Golden Gate Highway District Commission tabled the decision. Chairman Sturgill confirmed that no one had been specifically designated to complete the TIS, but that the decision was tabled until a TIS was completed.

Brenda Shuey – IN OPPOSITION – 22726 Aura Vista Way, Caldwell, ID 83607

Ms. Shuey addressed criterion 8: impact to essential public services and facilities, and what mitigation measures would be implemented. Ms. Shuey stated staff's findings indicate no mitigation measures are proposed. The proposed 135 new homes with the potential of 135 secondary dwellings, in addition to the Williamson rezone, would add a population equivalent as the City of Greenleaf, but without city level services. The school district are at or near capacity, the emergency services are already stretched in this area, and there

is limited rural coverage for law enforcement. There are no mitigation measures, no agreement for additional service funding, no onsite facilities and no enforceable commitments.

Chairman Sturgill asked if there was evidence to support the paramedic and fire services being stretched. Ms. Shuey answered she cannot provide proof other than a couple of local sheriffs drive through twice a week and commented they are stretched.

David Jones – IN OPPOSITION – 22605 Aura Vista Way, Caldwell, ID 83607

Mr. Jones elaborated on criterion 8, addressing an error on the slides that the last paragraph should be in reference to the 208 KTVB news. Although there were two new schools recently approved, an elementary school that was built to alleviate crowding in 2016-17 is already overcrowded, so we are just repeating history. It is estimated that the new schools will reach capacity by 2030, and it is suggested to pass something that prohibits developments that would push school over certain capacity levels. Mr. Jones quoted statements from Nampa City council member Sebastian Griffin, Caldwell City council woman Diana, and the District's Assistant Superintendent Joey Palmer regarding the growth in the valley and concerns of school capacities.

George Crookham – IN OPPOSITION – 22604 Aura Vista Way, Caldwell, ID 83607

Mr. Crookham provided the summary and closing statements. He stated that in 2017, the ratio was a 1.4 ratio unsubsidized, and current tax rates will only bring a burden in regards to revenue. Although the Christensen's and Williamson's are well respected, a city is going to be built in the middle of three other cities without a library or other services that come with a city or town.

Commissioner Sheets asked where the 1.4 return rate came from. Mr. Crookham provided statistics and studies done by the University of Idaho and BYU Idaho. In 1997 the ratio was \$1.08 for residential, and in 2017, it was \$1.40.

Mark Duncan – IN OPPOSITION – 18911 Van Slyke Rd, Wilder, ID 83676

Mr. Duncan expressed concerns that all that is considered with this application is the money, and they do not care about the community or traffic impacts. He does not believe there is not enough housing, and this is not the right place for a neighborhood of the proposed size.

Doreen Fouts – IN OPPOSITION – 22714 Aura Vista Way, Caldwell, ID 83607

Ms. Fouts stated for the record she is in opposition of the rezoning of this land.

Isaac Starbuck – IN OPPOSITION – 21739 Lonkey Ln, Caldwell, ID 83607

Mr. Starbuck described his history of farming, and does not believe this development aligns with the comprehensive plan. As the comprehensive plan reflects, every year 1,113 acres disappears to developments, which is equivalent to a little less than two square miles, or 9.2 farms on the average 120-acre size. Mr. Starbuck does not believe irrigation is difficult, and there would be a negative impact on traffic. His mother's testimony, working at West Valley Medical Center, is there is not enough medical care in this valley for the current population. This proposal will have an overall impact on the remaining farm's growth.

DeWayne Skewz – IN OPPOSITION – 22958 Signature Point Ln, Wilder, ID 83676

Mr. Skewz testified on wanting to preserve the farming life they moved here for.

Denise Wheeler – IN OPPOSITION – 23176 Upper Pleasant Ridge Rd, Wilder, ID 83676

Ms. Wheeler described the mistake that was made on having their well dug deeper, hitting fossil water full of iron bacteria and minerals and making the water undrinkable and damaging equipment. Building 135 homes nearby will affect the water pressure, and could potentially be costly to fix similar concerns with drilling the wells deeper. Ms. Wheeler also expressed concerns on traffic and the impact on public services.

Shelley Skogsberg – IN OPPOSITION – 23191 Homedale Rd, Wilder, ID 83676

Ms. Skogsberg explained her family's history of moving from Parma to Kuna, and being run out due to the growth. She does not want to see that here in Wilder. She explained a situation of her getting pulled over on Homedale Road and how she appreciated that road being monitored, but the police officer stated there were not enough resources to keep that consistency. Ms. Skogsberg further expressed concerns about traffic and the poor quality of the roads.

Jennifer Alvarez – IN OPPOSITION – 23045 Upper Pleasant Ridge, Wilder, ID 83676

Ms. Alvarez stated a subdivision is being proposed that is not compatible with the area. There is farmland around this property for miles, and approval of this application would only encourage further development. Ms. Alvarez expressed concerns on facilities and services and the construction and adjustments of roads/property to accommodate the increase in traffic.

Teresa Nelson – IN OPPOSITION – 23892 Applewood Way, Wilder, ID 83676

Ms. Nelson expressed concerns about the potential children moving into this proposed subdivision and the negative impact on schooling there would be and the lack of parks or green space for them to play.

Lisa Wilkes-Barber – IN OPPOSITION – 22489 Aura Vista Way, Caldwell, ID 83607

Ms. Wilkes-Barber stated she was open minded prior to this meeting, but after hearing both sides, she cannot support this development due to the lack of planning.

John Barber – IN OPPOSITION – 22489 Aura Vista Way, Caldwell, ID 83607

Mr. Barber expressed concerns about the school districts and Homedale and Wilder Fire Districts.

Todd Lakey – (Representative) REBUTTAL – 12905 Venezia Ct, Nampa, ID 83651

Mr. Lakey reiterated that the Christensen's and Indart's are longtime generational farmers in the area and are the most credible testimony in regards to viability of this property. He stated the comprehensive plan at the time of the application is what governs, and measures have been taken to accommodate staff's requests. Mr. Lakey referenced the Williamson's application, stating it was continued awaiting a TIS, but the variance process is part of the preliminary plat. He does not believe this area is near capacity or thresholds. The highway district did not state that there was undue interference with the existing system, only that a TIS be required as a condition of approval. Mr. Lakey stated there are no negative agency responses and Joey Palmer acknowledged that this will not negatively impact West Canyon Elementary. He believes the higher home values will be a benefit in regards to property taxes for the school district. The U of I study that was conducted may be a generic reference to residential, although not all residential is created equal. The open space referenced for the existing development is the golf course, but that also brings in traffic from out of the area and is not compatible with what is an implied requirement for this application. Mr. Lakey stated the comprehensive plan recognizes that there are appropriate rural locations for this type of development, and this application meets the criteria.

Commissioner Mathews expressed concerns on losing more farm ground and asked what happens if this is approved. Mr. Lakey reiterated prior testimony that this property that does not support agriculture and is not profitable, a property that loses money on it every year. Not every property has the same challenges and same location as this piece of property.

Chairman Sturgill asked how these new residents would be supported with all the amenities needed without requiring them to drive to one of the three nearest cities. Mr. Lakey focused on the confines of this application, stating the intent is not to change the overall character of the area, but changing the designation on this parcel. He stated it's a couple of miles to the various cities in the area, and the roads already operate on a high level of service. The focus is the best long-term use for this piece of property.

MOTION: Commissioner Mathews moved to close public testimony on Case No's. OR2022-0002 & RZ2022-0002, seconded by Commissioner Sheets. Voice vote, motion carried.

Deliberation:

Commissioner Sheets reviewed each criterion in relation to the comprehensive plan and found none of them are in compliance or have been met.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. OR2022-0002 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria. Seconded by Commissioner Mathews.

Discussion on Motion:

None.

Roll call vote: 3 in favor, 0 opposed, motion passed.

Deliberation:

Commissioner Sheets reviewed the criterion for the conditional rezone. Criterion 7, in regards to legal access, is the only criteria that has been met.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2022-0002 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria, with the exception of legal access. Seconded by Commissioner Mathews.

Discussion on Motion:

None.

Roll call vote: 3 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

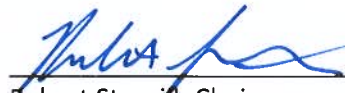
There was discussion on the status of appointing the new commissioners and the subsequent training. There was also discussion on the status APA designations and cases.

4. ADJOURNMENT:

MOTION: Commissioner Mathews moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 11:43 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of October, 2025


Robert Sturgill, Chairman

ATTEST


Caitlin Ross, Hearing Specialist