



## AGENDA

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**BEFORE THE CANYON COUNTY  
PLANNING & ZONING COMMISSION  
January 19, 2017  
1<sup>ST</sup> FLOOR MEETING ROOM  
CANYON COUNTY ADMINISTRATION  
BUILDING**

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### OLD BUSINESS

#### **ITEM #1 Treasure Valley Renewables**

**CASE #PH2016-55 & 56**

#### **Adopt revised Findings of Facts & Conclusions of Law, public hearing closed**

Treasure Valley Renewables, LLC is requesting a **Comprehensive Plan Map Amendment** to change the designation of R38904 & R38904-010 from "Agriculture" to "Industrial." and a portion of the property that is designated "Commercial" is requested to be changed to "Industrial." Also requested is a **Conditional Rezone** to change the zoning designation from "A" (Agricultural) to "CR-M-1" (Conditional Rezone /Light Industrial), along with a request for a **Development Agreement** which will limit land uses on site and place conditions on the development.

#### **ITEM # 2 Election of Planning and Zoning Officers (Chairman, Vice Chairman, and Secretary)**

#### **ITEM #3 Rocketchun Holden**

**CASE #RZ-PH2016-62**

Rocketchun Holden has applied for a rezone of parcel R29542-011F, approximately 10 acres, from "A" (Agricultural) to "RR" (Rural Residential). The subject property is located on south side of Lewis Lane approximately 700 feet east of the intersection of Southside Blvd and Lewis Lane and is further described as a portion of the NW quarter of Section 13, Township 2N, Range 2W, Nampa, ID 83686.

#### **ITEM #4 Dale & Kathy Lee**

**CASE #RZ-PH2016-65**

Darin Taylor on behalf of Dale and Kathy Lee have applied for a rezone of parcels R37513, R37513-013, R37513-013A and R37513-014 approximately 61 acres, from "A" (Agricultural) to "R1" (Single Family Residential). The subject property is located on north side of Purple Sage Road approximately ½ mile east of the intersection of Duff and Purple Sage Roads and is further described as a portion of SE SWSE, SESW of Section 28, Township 5N, Range 2W.

### NEW BUSINESS

#### **ITEM #5 Treasure Valley Renewables (to be tabled)**

**CASE #PH2016-71**

Treasure Valley Renewables, LLC is requesting a **Planned Unit Development (PUD)** to allow for the manufacturing/production of hazardous materials or gasses on parcel #'s R38904 & R38904-010. Approval of a PUD is required to allow for industrial uses not allowed individually within the M-1 zone (specifically Manufacturing/Processing of hazardous materials or gasses). The subject property is located at 27349 Shelton Rd., Parma, Idaho, in a portion of the SW ¼ of Section 14, T5N, R5W, BM, Canyon County, Idaho.

#### **ITEM #6 APPROVAL OF MINUTES:**

- a. December 15, 2016

#### **ITEM #7 PLANNER and COMMISSION COMMENTS**

#### **ITEM #8 ADJOURNMENT**

## CERTIFICATE OF POSTING

### Canyon County Planning and Zoning Commission Meeting for January 19, 2017

I certify that on January 17, 2017, I placed a copy of this agenda at the entrance to the Development Services Department on the 1st floor of the Canyon County Administration Building and in the foyer of the Canyon County Administration Building, located on the first floor, 111 North 11<sup>th</sup> Avenue, Caldwell, Idaho.

Signed: \_\_\_\_\_

Date: January 17, 2017

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#### **Suggestions for Testifying at the Public Hearing:**

***Be informed . . .***

*Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan. Learn the criteria used to consider the proposal's merits, or other pertinent material.*

***Be on time . . .***

*Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.*

***Speak to the point . . .***

*The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each** individual is given **3** minutes to comment. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives **10** minutes to make comments. Applicant has **5** minutes to rebut or discuss issues raised by any opposition.*