



AGENDA

**BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
March 16, 2017
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION
BUILDING**

OLD BUSINESS

ITEM #1 Albion Acres Subdivision

CASE #SD-PH2016-72

Horrocks Engineers on behalf of TMJF Properties, LLC has submitted a Preliminary Plat and Phasing Plan, Preliminary Grading Plan, Preliminary Irrigation Plan and Preliminary Drainage Plan for Albion Acres Subdivision. The proposed three phase development contains 33 residential lots on approximately 74 acres of "RR" (Rural Residential) zoned property located at the northeast corner of Willis and El Paso Roads. The property is further described as a portion of the SW quarter of Section 34, Township 5N, Range 3W, BM, Canyon County, Idaho.

NEW BUSINESS

ITEM #2 Golden West Produce LLC

CASE #PH2017-8

Design West Architects, representing Golden West Produce LLC, is requesting a Conditional Use Permit to allow a food processing facility. The facility will store, package, and ship onions. The property is zoned "A" (Agricultural) and designated as "Agricultural" on the Comprehensive Plan Future Land Use Map. The vacant property is known as tax parcel R39313 and is located in a portion of the SE quarter of Section 8, Township 6N, Range 5W, BM, Canyon County, Idaho.

ITEM #3 Table Meadows Subdivision

CASE #SD-PH2016-32

A request by *Dodd Investments, LLC* for approval of a **Modification of the Preliminary Plat showing a phasing plan for TABLE MEADOWS SUBDIVISION**. The proposed Phase II development is for 45 residential lots, six common lots, public roads, City of Nampa water and sewer, on approximately 28.47 acres located in an "R1" (Single Family Residential) zone. Phase III is an undeveloped 5.43 acre parcel. The subject property, R29568010, is located at the southwest corner of the intersection of Lewis Lane and South Powerline Road and is further described as a portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 2N, Range 2W, BM, Canyon County.

ITEM # 4 Andorra Estates Subdivision

CASE # PH2016-63

Tony Elordi has submitted a Preliminary Plat, Preliminary Drainage Plan, and Preliminary Irrigation Plan for Andorra Estates Subdivision. The proposed development is subject to a Development Agreement with Canyon County DA# 16-226 recorded as instrument # 2016-040997. In accordance with DA#16-226 the proposed development contains six (6) residential lots, two (2) restricted Agricultural lots, and two (2) road lots on approximately 68.48 acres of "CR-RR" (CR-Rural Residential) property located adjacent to and east of 18231 Niche Lane, Caldwell, Idaho. The subject properties, parcels R30262 and R30018, are further described as being a portion of 01-2N-4W-NE and 06-2N-3W-NW, BM, Canyon County.

ITEM # 5 Kinder Platz Subdivision**CASE # SD-PH2016-68**

Alan Mills on behalf of Apple Properties, LLC has submitted a Preliminary Plat with Irrigation Plan for Kinder Platz Subdivision. The proposed development contains three residential lots and one road lot on parcel #R34449010A, approximately 25.33 acres, of "RR" (Rural Residential) property. The subject property will be accessed via a private road with road easement from an adjacent property to Willis Road. Two new Canyon Hill Canal crossings are required for the proposed development. The subject property is located approximately 1300 feet south of Willis Road approximately 1640 feet west of the intersection of Willis Road and Emmett Road. The property is further described as a portion of the NE quarter of Section 2, Township 4N, Range 3W, BM, Canyon County, Idaho.

ITEM #6 APPROVAL OF MINUTES:

- a. March 2, 2017

ITEM #7 PLANNER and COMMISSION COMMENTS**ITEM #8 ADJOURNMENT**