



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
May 4, 2017
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION
BUILDING
6:30 P.M.

OLD BUSINESS

ITEM #1 Sunroc Corporation Revised Findings of Facts

CASE: PH2016-66

Sunroc Corporation has submitted an application for a conditional use permit for a long term (approximately fifteen years) mineral extraction use on a 39.01 acre property located at 21001 Midland Boulevard, Caldwell, ID and is further described as a portion of the NE quarter of Section 17, Township 4N, Range 2W, Boise Meridian, Canyon County, Idaho.

NEW BUSINESS

ITEM #2 Midway Park Modification

CASE: CU MOD PH2017-10

T-O Engineers on behalf of the City of Nampa have made application to modify conditional use permit CU-PH2015-15 for Midway Sports Park for the purpose of including an approximate ½ acre parcel, R32987010, not included as part of the original application. The City of Nampa has purchased the approximate ½ parcel and is proposing to include it in the existing Midway Sports Park development. No other changes to the original proposal or uses are being requested. The subject property is located at 14309 Midway Road, Nampa, ID 83651.

ITEM #3 Maverick Towers-Nunez

CASE: CU-PH2017-13

Maverick Towers on behalf of Luis and Carmen Nunez have requested a conditional use permit for a 110 foot monopole multi-carrier communications tower within a 60x60 leased area to be located at 18941 Can Ada Road, Nampa, ID on tax parcel R34406.

ITEM #4 Jacob & Marnie Fillmore

CASE: PH2017-14

The applicants, Jacob and Marnie Fillmore, are requesting a variance to reduce the required 30 foot front yard setback (Section 07-10-21(1) A of the Canyon County Zoning Ordinance) to 6 feet in order to place a shop on the property. The property is located at 18954 Lower Pleasant Ridge Road, Caldwell. The property is also known as tax parcel R36382-011 in the SW quarter of Section 24, Township 4N, Range 4W, BM, Canyon County, Idaho.

ITEM #5 Debra Jantzi

CASE: PH2017-9

Debra Jantzi is requesting a Conditional Rezone_of approximately 11 acres of an approximate 52.76 acre parcel from an "A" (Agricultural) Zone to an "R-R" (Rural Residential) Zone. A Development_Agreement is also included as part of this request. The subject property (Parcel No. R39372) is located at 31228 Hwy 95, Parma, ID 83660. The property is further described as being in a portion of the SW ¼ of Section 28, T6N, R5W, BM, Canyon County, Idaho.

ITEM #6 Jace Davis

CASE: PH2017-6

Jace Davis is requesting a Conditional Rezone_of approximately 28.02 acres from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone-Rural Residential) zone. The applicant is also requesting approval of a Development Agreement_which would restrict the development of the property into two (2) parcels. The subject property is located at 26550 Upper Pleasant Ridge Road, Wilder, Idaho, in a portion of the SW ¼ of Section 27, T4N, R4W, BM, Canyon County, Idaho.

ITEM #7 Tanya Robinson

CASE: PH2017-7

Tanya Robinson is requesting a **Conditional Rezone** to change the subject parcel (Tax Parcel R36416010, approximately 15.16 acres) from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. The subject property is located at 19082 Upper Pleasant Ridge Road, Caldwell, ID, in the SE ¼ of Section 26, T4N, R4W, BM, Canyon County. The property is not located within a floodplain.

ITEM #8 APPROVAL OF MINUTES:

- a. April 20, 2017

ITEM #9 PLANNER & COMMISSION COMMENTS

ITEM #10 ADJOURNMENT