



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
June 15, 2017
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION
BUILDING
6:30 P.M.

OLD BUSINESS

ITEM #1 Ordinance Amendment (to be tabled to 07/06/2017) CASE: ZOA-PH2017-15

An ordinance amending Canyon County Code, chapter 7, section 07-02-03 to add a definition of aliquot, to modify the definition of original parcel and to add a definition of nonconforming property; to amend section 07-10-21(2) to add a note to table 2 providing for a calculation of lots in cases where public dedications are made when subdividing property and to provide a decrease of up to 15% of the required average minimum lot size when public dedications are provided when subdividing or through an administrative land division; and to delete section 07-01 and replace it with standards for the regulation of nonconforming properties, structures and uses.

ITEM # 2 Jerry & Marta Loveland (Con't from 6/1/2017)

CASE: PH2017-17

Jerry & Marta Loveland are requesting a Conditional Rezone of approximately 16.08 acres from an "A" (Agricultural) Zone to a "CR-RR" (Conditional Rezone- Rural Residential) zone. Also requested is a Development Agreement which would restrict the development of the property into two (2) residential parcels. The subject property, R34721-011 is located at 13087 Highway 44, Caldwell, ID in a portion of the NW ¼ of Section 11, T4N, R3W, BM, Canyon County, Idaho.

NEW BUSINESS

ITEM #3 Maverick Towers

CASE: PH2017-21

Maverick Towers on behalf of Jose & Margarita Fuentes have requested a conditional use permit for a 110 foot monopole multi-carrier communications tower within a 3026 sq. ft. leased area to be located at 9504 Cherry Lane, Nampa, ID on tax parcel R30853.

ITEM #4 Owyhee Produce

CASE: PH2017-27

Owyhee Produce is requesting a Conditional Use Permit to allow a food processing facility and corporate office. 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 R39307011 and is located in a portion of the SW quarter of Section 7, Township 6N, Range 5W, BM, Canyon County, Idaho.

ITEM #5 Max Estates Subdivision 2

CASE: PH2017-5

Paul Jones, property owner, requests approval of a preliminary plat, final plat and irrigation plat for Max Estates #2 Subdivision, replat of Max Estates Subdivision. The plat consist of splitting an 11.10 acre platted parcel into a total of two residential parcels. The subject property is located at 9820 Red Fox Drive., Nampa, ID, in the NE ¼ of Section 14, T2N, R2W, BM.

ITEM: #6 Bert & Hailey Wyatt

CASE: PH2017-23

Bert and Hailey Wyatt are requesting a Conditional Use Permit to allow a recreational vehicle (RV) storage use in a "C-1" (Neighborhood Commercial) Zoning District. The properties are addressed at 22710 Lansing Lane, Middleton; also known as tax parcels R23934, R23934022, R23934023, R23934024 and R23934025 and located in a portion of the NW quarter of Section 10, Township 4N, Range 2W, BM, Canyon County, Idaho.

ITEM #7 APPROVAL OF MINUTES:

- a. June 1, 2017

ITEM #8 PLANNER & COMMISSION COMMENTS

ITEM #9 ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for June 15, 2017

I certify that on June 15, 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 11th Avenue, Caldwell, Idaho.

Signed: _____

Date: June 13, 2017

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.*