



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
August 3, 2017
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION
BUILDING
6:30 P.M.

OLD BUSINESS

ITEM #1 JJ&T LLC (to be tabled to 9/7/2017)

CASE: CU-PH2017-19

Todd Lakey on behalf of JJ&T, LLC has made application for a long term (15 year) mineral extraction permit on parcel R34595011B, a 42.65 acre parcel. No crushing or batching is requested with this permit. The subject property is located at 17575 Hwy 20/26 and is further described as a portion of the NW quarter of 07-4N-3W, BM, Canyon County, Idaho.

ITEM #2 Ordinance Amendment

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.

NEW BUSINESS

ITEM # 3 Nathan Piercey

CASE: PH2017-44

Development Services Department has accepted application CU-PH2017-44. Nathan & Stephanie Piercey are proposing a dog kennel with up to thirty five (35) dogs. The proposed kennel is located on parcel R33213 at 17491 Van Slyke Rd., Wilder, ID 83676. Further, the parcel is located in a portion of the SE quarter of Section 6, Township 3N, Range 4W, BM, Canyon County, Idaho. The property is zoned A - Agricultural and assigned the Agricultural Designation of the Comprehensive Plan Future Land Use Map.

ITEM #4 Radford Ridges Subdivision

CASE: SD-PH2017-22

TJ Wellard, Skinner Land Survey, has submitted a preliminary plat and final plat for Radford Ridges Subdivision, a two residential lot development located in an "RR" (Rural Residential) zone. The subject property, R38178013, is approximately 4.6 acres. The subject property is further described as a portion of the NW quarter of Section 34, Township 5N, Range 3W, BM, Canyon County, ID.

ITEM #5 APPROVAL OF MINUTES:

- a. July 20, 2017

ITEM #6 PLANNER & COMMISSION COMMENTS

ITEM #7 ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for August 3, 2017

I certify that on August 1, 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: August 1, 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.*