



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
August 17, 2017
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION
BUILDING
6:30 P.M.**

OLD BUSINESS

ITEM # 1 Bert & Hailey Wyatt (table to 9/21/2017)

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.

NEW BUSINESS

ITEM # 2 Daniel Uranga (table to 9/21/2017)

CASE: PH2017-37

Daniel Uranga is requesting a Conditional Rezone of approximately 13.16 acres from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. Also requested is approval of a Development Agreement which would restrict the development of the subject property into two (2) residential parcels. The subject property, R33648-010D is located at 25090 Applewood Rd., Wilder, Idaho, in a portion of the NE ¼ of Section 2, T3N, R5W, BM, Canyon County, Idaho. Case Planner: Jennifer Almeida

ITEM #3 Dennis Pruett

CASE: PH2017-48

Dennis Pruett is requesting a Conditional Rezone and Development Agreement to conditionally rezone the subject parcel (Tax Parcel R37255-013, approximately 5 acres) from an "A" (Agricultural) zone to an "RR" (Rural Residential) zone. The vacant property is located at 0 Fargo Road, Wilder, ID, adjacent to 18786 Fargo Road, in the NW ¼ of Section 34, T4N, R5W, BM, Canyon County. The property is located outside of a mapped floodplain.

ITEM # 4 MS & MB Farms LLC (Blue Barn Produce)

CASE: PH2017-42 & 43

MS & MB Farms LLC (Blue Barn Produce) is requesting a Comprehensive Plan Map Change to change the Future Land Use Designation of parcel no. R34600, approximately 7 acres, from "Agriculture" to "Commercial". Also requested is a Rezone of the same parcel, parcel no. R34600, approximately 7 acres from an "A" (Agricultural) zone to a "C-2" (Service Commercial) Zone. The subject property is located at 16356 Hwy 20 26, Caldwell, ID, in the SE ¼ of Section 08, T4N, R3W, BM.

ITEM # 5 Ooda Loop LLC – Kodiak Subdivision

CASE: SD-PH2017-31

A request by Ooda Loop LLC represented by Mason & Stanfield Inc. for approval of a Preliminary Plat, Final Plat and Irrigation & Drainage Plan for Kodiak Subdivision. The development consists of five lots (4 residential, 1 road lot). The subject properties are zoned Single Family Residential (R-1) and located at 0 Star Road, Nampa ID. They are further described as a portion of the NW¼ of Section 8, T3N, R1W, BM, Canyon County, ID.

ITEM # 6 MIB Newby Family Trust

CASE: CR-PH2017-40

Todd Lakey, Borten-Lakey Law, on behalf of MIB Newby Family Trust is requesting to conditionally rezone approximately ten acres from "A" (Agricultural) to "CR-RR" (Rural Residential) subject to a Development Agreement restricting the property to one (1) residential lot. The purpose of the conditional rezone is to obtain a building permit for the ten acre parcel, R33459010A. The subject property is located in a portion of the NE quarter of Section 22, Township 3N, Range 4W, approximately 1330 feet south and west of the intersection of Apricot Road and State Highway 55.

ITEM # 7 Baker Land Management LLC

CASE: RZ-PH2017-41

Scott Baker on behalf of Baker Land Mgmt, LLC is requesting to rezone parcel R29597, approximately 25.378 acres, from "A" (Agricultural) to "C2" (Service Commercial). No specific land use was provided. The subject property is located in a portion of the SE quarter of Section 16, Township 2N, Range 3W, approximately 380 feet west of the intersection of Deer Flat Road and State Highway 45.

ITEM #8 APPROVAL OF MINUTES:

- a. August 3, 2017

ITEM #9 PLANNER & COMMISSION COMMENTS

ITEM #10 ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for August 17, 2017

I certify that on August 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: August 15, 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.*