



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
September 21, 2017
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION
BUILDING
6:30 P.M.**

OLD BUSINESS

ITEM #1 Ordinance Amendment (to be tabled to 10-5)

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 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 # 3 Daniel Uranga

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.

ITEM # 4 JJ&T LLC

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 # 5 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 # 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.

NEW BUSINESS

ITEM #7 Jubilee Paradise

CASE: PH2016-29

A request by Julie Degitz for approval of a Preliminary Plat and Irrigation Plan or Jubilee Paradise Subdivision. The

development consists of two (2) residential lots. The property is located in a Rural Residential zone. The subject property is located at 24796 Middleton Road, Middleton, Idaho, in a portion of the NW ¼ of Section 32, T5N, R2W, BM.

ITEM #8 Ken Volovosok

CASE: PH2017-51

Case No. PH2017-51: The applicant, Ken Volovsek, is requesting a variance to reduce the required 20 foot front yard setback to 0 feet (City of Nampa Zoning Ordinance Section 10-8-6C). Section 07-10-23 of the Canyon County Zoning Ordinance allows the applicant to apply the applicable city setbacks within the adopted city impact areas. The property is located at 17540 11th Avenue Nampa, ID 83687. The property is also known as tax parcel R30763 in the NW quarter of Section 1, Township 3N, Range 2W, BM, Canyon County, Idaho.

ITEM #9 Robert Cooper

CASE: CPR-PH2017-50

Mr. Robert Cooper is requesting to amend the Canyon County Comprehensive Plan Future Land Use Map to change the land use designation from "Agriculture" to "Residential" for parcel R37244010 (2.989 acres) located at 26749 Boehner Road, Wilder, ID. The applicant is also requesting a concurrent rezone "A" (Agricultural) to "R1" (Single Family Residential). The subject property is located in a portion of the SE quarter of Section 34, Township 4N, Range 5W, approximately 1100 feet west of the intersection of Batt Corner Road and Boehner Road, Wilder, ID.

ITEM #10 APPROVAL OF MINUTES:

- a. September 7, 2017

ITEM #11 PLANNER & COMMISSION COMMENTS

ITEM #12 ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for September 21, 2017

I certify that on September 19, 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: September 19, 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.*