



**AGENDA  
BEFORE THE CANYON COUNTY  
PLANNING & ZONING COMMISSION  
October 19, 2017  
1<sup>ST</sup> FLOOR MEETING ROOM  
CANYON COUNTY ADMINISTRATION  
BUILDING  
6:30 P.M.**

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**OLD BUSINESS**

**ITEM #1 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 #2 Baker Land Management LLC**

**CASE: RZ-PH2017-41**

Baker Land Management, LLC is requesting a Conditional Rezone with a Development Agreement to conditionally rezone parcel R29597, approximately 25.378 acres, from "A" (Agricultural) to "CR-C2" (CR-Service Commercial). 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.

**NEW BUSINESS**

**ITEM #3 David & Marsha Patterson *will table to 12/7/2017***

**CASE: CPR PH2017-57**

David and Marsha Patterson are requesting to amend the Canyon County Comprehensive Plan Future Land Use Map to change the land use designation from "Residential" to "Commercial" for parcel R35132 (4.04 acres) located at 621 Sunrise Lane Caldwell, ID. The applicant is also requesting a concurrent rezone "A" (Agricultural) to "C1" (Neighborhood Commercial). The applicants are proposing to establish a funeral home and crematorium in their residence at the subject property location.

**ITEM #4 Michael Byers & Camille Douthit**

**CASE: CU MOD- PH2017-54**

Case No. CU Mod-PH2017-54: Michael Byers and Camille Douthit are requesting to modify Conditional Use Permit CU2004-31 Condition #5 which restricts the minimum lot size within Jaialdi Estates Subdivision to one (1) acre. The requested amendment is for the purpose of adjusting the property boundary between Lots 4 & 5, Block 1 which would cause Lot 5, Block 1 to be less than one acre but allows for a more efficient design and utilization of the two lots within the development. The amendment would not allow for any lots but Lot 5, Block 1 to be less than one acre within this development. The subject properties are located at 124 and 130 Sebastian Place, Nampa, Idaho.

**ITEM #5 Jeff Arant**

**CASE: PH2017-55**

Case No. PH2017-55 – Jeff Arant is requesting a Conditional Use Permit to operate a Contractor's shop on approximately 5.15 acres. The subject property, Parcel No. R30429 is located at 4741 Cherry Ln., Nampa, ID, in a portion of the NW ¼ of Section 8, T3N, R1W, BM, Canyon County, Idaho.

**ITEM #6 JJ Hess LLC****CASE: PH2017-28**

Case No. PH2017-28 – JJ Hess, LLC is requesting a Rezone of approximately 11.29 acres from an “A” (Agricultural) zone to an “R-1” (Single Family Residential) zone. The subject property, R30795 is located at 17178 Madison Rd., Nampa Idaho, in a portion of the SE ¼ of Section 3, T3N, R2W, BM, Canyon County, Idaho.

**ITEM #7 JJ Hess Living Trust****CASE: PH2017-29**

JJ Hess Living Trust is requesting a Rezone of approximately 34 acres from an “A” (Agricultural) zone to an “R-1” (Single Family Residential) zone. The subject property, R30807-010 is located on the west side of Madison Road, approximately 1320 feet north of the intersection of Madison Road and Cherry Lane, Nampa, Idaho, in the SW ¼ of Section 3, T3N, R2W, BM, Canyon County, Idaho.

**ITEM #8 APPROVAL OF MINUTES:**

- a. October 5, 2017

**ITEM #9 PLANNER & COMMISSION COMMENTS****ITEM #10 ADJOURNMENT**