



**AGENDA  
BEFORE THE CANYON COUNTY  
PLANNING & ZONING COMMISSION  
November 2, 2017  
1<sup>ST</sup> FLOOR MEETING ROOM  
CANYON COUNTY ADMINISTRATION  
BUILDING  
6:30 P.M.**

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**OLD BUSINESS**

**ITEM #1 Baker Land Management LLC (adopt revised FCOs)**

**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.

**ITEM #2 Michael Byers & Camille Douthit (Table to 12/7)**

**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 # 3 MS & MB Farms LLC (Blue Barn Produce) (Table to 11/16)**

**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 #4 Cope Sand & Gravel**

**CASE: PH2017-52**

The applicant, Cope Sand and Gravel, is requesting a long term (20 years) mineral extraction use on a 40.69 acre property (parcel R33106) pursuant to Sections 07-14-19 and 07-07-05 of the Canyon County Zoning Ordinance. The requested use is an expansion of an existing mineral extraction use contiguous to the subject parcel (R33107). The use includes sand and gravel mining, operation of a portable crusher and gravel transportation. The subject property is located at 12475 Lake Lowell Avenue, Nampa, and is further described as a portion of the NE Quarter of Section 36, Township 3N, Range 3W, Boise Meridian, Canyon County, Idaho.

**ITEM #5 Ordinance Amendment (Table to 11/16)**

**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 #6 Keith & Amanda Draper**

**CASE: PH2017-58**

Case No. PH2017-58 – Keith and Amanda Draper are requesting approval of a Rezone of approximately 2.75 acres from an "R-R" (Rural Residential) zone to an "R-1" (Single Family Residential) zone. The subject

property, R27957, is located at 5855 Joe Lane, Nampa, Idaho, in a portion of the SE ¼ of Section 19, T3N, R1W, BM, Canyon County, Idaho.

**ITEM #7 EJ Lewis**

**CASE: PH2017-59 & 60**

EJ Lewis Trust is requesting a Comprehensive Plan Map Change to change the designation of parcel no. R34493 from "Commercial" to "Residential" Also requested is a Rezone of R34493, approximately 19.71 acres from an "A" (Agricultural) zone to a "R-1" (Single Family Residential) zone. The subject property is located on the east side of El Paso Road, approximately 865' north of the intersection of State Hwy 44 and El Paso Road, Caldwell, Idaho, in the SW ¼ of Section 3, T4N, R3W, BM, Canyon County, Idaho.

**ITEM #8 JT Ventures LLC**

**CASE: CU Mod-PH2017-62**

Case No. CU Mod-PH2017-62: JT Ventures LLC is requesting to modify Conditional Use Permit CU PH2016-60 to include a Contractor Shop with the approved staging area on parcels R33930 and R33925. The subject properties are located at 10175 & 10189 Hwy 44, Middleton, Idaho.

**ITEM #9 Scott Pyrrhic Paintball**

**CASE: PH2017-61**

Scott Kraemer of Pyrrhic Paintball has applied to modify a previously approved conditional use permit (PH2014-8) for a paintball facility. The modification will remove and/or modify conditions of approval that restrict occupancy, operations and use limits. The property is located at 7365 Airport Road, Nampa, also known as parcel R30560-012, and further described as a portion of Section 20, Township 3N, Range 1W, BM, Canyon County, Idaho. The property is not located within a mapped floodplain.

**ITEM #10 APPROVAL OF MINUTES:**

- a. October 19, 2017

**ITEM #11 PLANNER & COMMISSION COMMENTS**

**ITEM #12 ADJOURNMENT**

**CERTIFICATE OF POSTING**

**Canyon County Planning and Zoning Commission Meeting for November 2, 2017**

I certify that on October 31, 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 11<sup>th</sup> Avenue, Caldwell, Idaho.

Signed: \_\_\_\_\_

Date: October 31, 2017

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**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.*