



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
December 7, 2017
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION
BUILDING
6:30 P.M.**

OLD BUSINESS

ITEM #1 David & Marsha Patterson withdrawn CASE: CPR-PH2017-57

ITEM # 2 ORDINANCE AMENDMENT CASE: ZOA-PH2017-15

ITEM #3 Michael Byers & Camille Douthit will be tabled or withdrawn CASE: CU MOD- PH2017-54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.

NEW BUSINESS

ITEM #4 Richard Dunning table to 1/4/2018 CASE: RZ-PH2017-68
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 #5 Carter Estate Rezone CASE: RZ-PH2017-64
The representatives of the estate of James and Alyce Carter are requesting to rezone approximately 4.73 acres from "RR" (Rural Residential) zoning to "R1" (Single Family Residential). The subject property is located at 5525 E. Orchard Ave., Nampa, ID.

ITEM #6 Reece Estates Subdivision CASE: PH2017-63
A request by Scott Reece for approval of a **Preliminary Plat and Final Plat for Reece Estates Subdivision**. The development consists of four (4) lots and is located in an "R-R" (Rural Residential) zone. The subject properties are a replat of Lot 2 Block 1 and Lot 1 Block 2 of Grants Acres Subdivision. The subject properties are located at 9525 and 9641 Pump Road, Nampa, Idaho in a portion of the NE ¼ of Section 15, T2N, R3W, BM, Canyon County, Idaho.

ITEM #7 Basin View Subdivision CASE: PH2017-53
A request by John Raff for approval of a Preliminary Plat, Final Plat and Irrigation Plan for Basin View Subdivision. Also requested are Waivers subdivision improvements consisting of sidewalks, streetlights, curbs, gutters & landscaping. The development consists of three (3) lots and is located in

an "R-R" (Rural Residential) zone. The subject property is located at 217 S. McDermott Rd. Nampa, Idaho in a portion of the SE ¼ of Section 29, T3N, R1W, BM, Canyon County, Idaho.

ITEM #8 Approval of Minutes:

- a. November 16, 2017

ITEM #9 PLANNER, & COMMISSION COMMENTS

ITEM #10 ADJOURNMENT