



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

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**OLD BUSINESS None**

**NEW BUSINESS**

**ITEM #1 Curtis & Sharon Urrutia Withdrawn CASE: PH2017-65 & 66**

Curtis & Sharon Urrutia are requesting a Comprehensive Plan Map Amendment to change the designation of parcel no. R37828 from "Agriculture" to "Residential. Also requested is a Rezone of parcel no. R37828, approximately 6.31 acres, from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone to create three (3) residential lots. The subject property is located at 27773 Cemetery Road, Middleton, Idaho, in a portion of the NE ¼ of Section 13, T5N, R3W, BM, Canyon County, Idaho.

**ITEM#2 Audrey Bath Table to 2/1/2018 CASE: CU-PH2017-71**

Case No. CU Mod-PH2017-71: Audrey Bath is requesting a conditional use permit for a private kennel housing a maximum of 16 dogs on parcel R29992011 (0.99 acres). The proposed location is 15283 Lake Shore Drive, Caldwell, Idaho.

**ITEM #3 Josh & Rebecca Knott CASE: PH2017-67**

Josh & Rebecca Knott are requesting a Conditional Rezone of approximately 47.42 acres from an "A" (Agricultural) zone to a "CR-RR" (Conditional Rezone- Rural Residential) zone. Also requested is approval of a Development Agreement which would restrict the development of the site to one (1) residential building permit on 47.42 acres. The subject property is located approximately 1325 ft. east of Hwy 95 and approximately 1118 ft. north of Old Fort Boise Rd., Parma, Idaho in a portion of the SW ¼ of Section 28, T6N, R5W, BM, Canyon County, Idaho.

**ITEM #4 Muffin Subdivision CASE: PH2017-38**

Dan Robertson for approval of a Preliminary Plat, Final Plat and Irrigation Plan for Muffin Subdivision. Also requested are Waivers of curb, gutter, sidewalks, landscape, and streetlights. The development consists of six (6) residential lots and one (1) road lot and is located in an R-2 (combined medium-density zone). The subject properties are located at 3519 Muffin Ln., Caldwell, Idaho, in a portion of the SE ¼ of Section 36, T4N, R3W, BM.

**ITEM#5 Idaho Materials & Construction CASE: CU-PH2017-49**

Idaho Materials and Construction is requesting a long term (10 year) mineral extraction permit on approximately 23 acres of parcel R34595010. The property lies within an AE special flood hazard area and within the Boise River Floodway. The subject property is located adjacent to the west boundary of 21943 Look Lane, Caldwell, ID and is further described as a portion of the NW quarter of 07-4N-3W, BM, Canyon County, Idaho.

**ITEM #6 James & Patricia Gibson****CASE: CU-PH2017-46 & SD-PH2017-47**

James and Patricia Gibson are requesting a conditional use permit to operate an RV and mini-storage facility on parcel R32900-100 & R32900-011. The applicants are also requesting approval of a Preliminary Plat, Final Plat and Irrigation & Drainage Plan for Canyon Lakes Estates Subdivision Phase 2 on the same parcels, R32900-100 & R32900-011. The subdivision consists of one (1) lot. The subject properties are zoned C-1 (Neighborhood Commercial) and located at 15885 & 15903 Karcher Road. They can further be described as a portion of the NW ¼ of the NW ¼ of Section 16 Township 3 North Range 3 West, BM, Canyon County, ID.

**ITEM#7 Kevin & Elizabeth Garland****CASE: PH2017-76**

The applicant, Elizabeth Garland, is requesting a Conditional Use Permit to allow a temporary non-commercial dog kennel in an "A" (Agricultural) Zoning District. The property is addressed at 9152 Northview Road, Middleton, also known as tax parcel R23751, and located in a portion of the SE quarter of Section 21, Township 5N, Range 2W, BM, Canyon County, Idaho.

**ITEM #8 APPROVAL OF MINUTES:**

- a. December 7, 2017

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