



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
September 6, 2018
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION BUILDING
6:30 PM**

OLD BUSINESS – ACTION ITEMS

- 1. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected on the following applications.**
 - a. Robin & Michael Walker CU2018-0007: Adopt and sign revised FCO's**
 - b. Jeremy Eaton RZ2018-0012: Adopt and sign revised FCO's**
 - c. Tapestry Subdivision, Case SD2018-0001:** DSD has accepted a Preliminary Plat application for Tapestry Subdivision a 16 residential lot subdivision with public roads, individual wells and septic systems, and no surface irrigation water available. The subject property is zoned "R1" (Single Family Residential) with a one acre minimum average lot size. The subject property, Parcel No. R38224010 is located on the west side of Hartley Lane, at the intersection of Flower Lane and Hartley Lane, Middleton, Idaho, in a portion of the NW ¼ of Section 36, T5N, R3W, BM, Canyon County, Idaho
 - d. Triple Crown Development CU2018-0004: Will be tabled-** Triple Crown Development is requesting a long term mineral extraction permit including sand and gravel mining and hauling from the site; operation of a portable crusher; concrete batch plant; and an asphalt hot plant. A total of 131 acres of 330 total acres are to be mined with 22 acres for a staging area. The project includes parcels R36058, R36060010, R36061, R36062, & R36063 located in Section 12, T4N, R4W, BM, Canyon County, Idaho and further described as lying north and west of Weitz Road and east of Dixie River Road in the Greenleaf area of city impact. A portion of parcel R36060011, approximately 18 acres, currently owned by Western Construction and subject to CU2008-58 is proposed to be traded to Triple Crown Development for a portion of R36058 to create continuity between properties owned and mined by each entity. Application CU2018-0005 has been filed to modify the existing mineral extraction permit.
 - e. Triple Crown Development CU2018-0005: Will be tabled-** Triple Crown Development and Western Construction are requesting to modify conditional use permit CU2008-58 -- a long term mineral extraction permit including sand and gravel mining and hauling from the site; operation of a portable crusher; concrete batch plant; and an asphalt hot plant. The modification request is to complete a land exchange between the two mining companies as follows: A portion of parcel R36060011, approximately 18 acres, currently owned by Western Construction and subject to CU2008-58 is proposed to be traded to Triple Crown Development for an approx. 18 acre portion of R36058 to create continuity between properties owned and mined by each entity. This modification and land exchange will also provide for Western Construction to relocate the current access from Dixie River Road to Weitz Road. The project includes parcels R36058, R36060011, R36060 located in Section 12, T4N, R4W, BM, Canyon County, Idaho and further described as lying north and west of Weitz Road and east of Dixie River Road in the Greenleaf area of city impact.

- f. **Triple Crown Development CU2018-0006: Will be tabled-** Triple Crown Development is requesting a long term mineral extraction permit including sand and gravel mining and hauling from the site; operation of a portable crusher; concrete batch plant; and an asphalt hot plant. A total of 51 acres including 8 acres for staging of 80.972 total acres are to be mined. The subject property R36078 is located in Section 14, T4N, R4W, BM, Canyon County, Idaho and further described as 21575 Pinto Road, Caldwell, Idaho.

NEW BUSINESS- ACTION ITEMS

2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:

- a. **Case CU2018-0018 Obendorf: Will be tabled-** T.O. Engineers on behalf of Greg and Ann Obendorf are requesting a conditional use permit for long term mineral extraction and crushing on approximately 66.9 acres for a period of 15 years. A reclamation plan approved by the Idaho Department of Lands, Plan NO. S602952, has been submitted with the application. The property is located west of 24805 Boise River Road, Parma, Idaho and is further described as a portion of Section 36, Township 5N, Range 5W.
- b. **Annissa Nisser Case CR2018-0005:** Annissa Nisser is requesting a **Conditional Rezone** of approximately 10.25 acres from an “A” (Agricultural) zone to a “CR-RR” (Conditional Rezone – Rural Residential) zone. Also requested is approval of a **Development Agreement** that would allow the applicant to construct a single family residence on the subject property. The applicant is not requesting to divide the parcel. The subject property is located on the south side of Locust Ln., approximately 480 ft. east of the intersection of Pump Rd. and Locust Ln., Nampa, Idaho, in a portion of the NW ¼ of Section 11, T2N, R3W, BM, Canyon County, Idaho.
- c. **Case CR2018-0003:** Troy Lindsey is requesting a **Conditional Rezone** of approximately 18.48 acres from an “A” (Agricultural) zone to an “CR-R-R” (Conditional Rezone-Rural Residential) zone. Also requested is a **Development Agreement** that would restrict the development of the property to one (1) homesite on the non-irrigated portion of the property. The remainder of the parcel would remain in agricultural production. The subject property is located on the north side of Sand Hollow Rd., approximately 2,028 feet from the intersection of Wagner Rd., and Sand Hollow Rd., in a portion of the SW ¼ of Section 7, T5N, R3W, BM, Canyon County, Idaho.

3. APPROVAL OF MINUTES:

- a. August 16, 2018

4. COMMISSION, DIRECTOR, & PLANNER COMMENTS

5. ADJOURNMENT