



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
October 18, 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. Julie Tucker Case No. RZ2018-0016: Adopt and sign revised FCO's**

NEW BUSINESS- ACTION ITEMS

- 2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:**
 - a. Provost Case No. RZ2018-0017 **Table to 12/6/2018****

The applicant, Jay Walker of AllTerra Consulting, representing the owner, Mike Provost, is requesting the rezone of parcel R36328 from "A" (Agricultural) to "RR" (Rural Residential, 2 acre average minimum lot size). The vacant parcel is located off lower Pleasant Ridge Road, Greenleaf; also referenced as the SW ¼ of Section 22, Township 4N, Range 4W; Canyon County, Boise-Meridian, Idaho.
 - b. Dornenbal Case No. RZ2018-0021 **Table to 12/6/2018****

Doornenbal Trust is requesting the rezone of parcel R38195 from "A" (Agricultural) to "R1" (Single Family Residential, 1 acre average minimum lot size). The vacant 57.4 acre parcel is located off Purple Sage Road, Middleton; also referenced as the NW ¼ of Section 35, Township 5N, Range 3W; Canyon County, Boise-Meridian, Idaho.
 - c. Palominos Subdivision Case No. SD2018-0007**

Simon Palominos has submitted a preliminary plat and final plat for Palominos Subdivision, a two residential lot development located in an "RR" (Rural Residential) zone. The subject property, R34513013, contains 6.487 acres. The subject property is located approximately 2156 feet south of the intersection of Willis Road and Old Hwy 30 on the east side of Old Hwy 30 and is further described as a portion of the NE quarter of Section 4, Township 4N, Range 3W, BM, Canyon County, ID.
 - d. Lucich Family LTD Partnership Case No. RZ2018-0018**

Lucich Family LTD Partnership, is requesting to rezone Lots 1&2, Block 1 of Blue Heron Subdivision, approximately 16.55 acres, from "A" (Agricultural) to "R1" (Single Family Residential) zone for the purpose of developing a 15 lot subdivision. The subject properties are located at 7927 Elko Lane, Middleton, ID.
 - e. Happy Valley Place LLC, Case No. CR2018-0006 **will be tabled****

Happy Valley Place, LLC is requesting a **Conditional Rezone** of five (5) parcels which total approximately 77.34 acres from an "A" (Agricultural) zone to a "CR-R1" (Conditional Rezone /Single Family Residential) zone. The average minimum lot size in an "R-1" zone is one (1)

acre. Also requested is a **Development Agreement** which will contain conditions of approval. The subject property is located on the east side of S. Happy Valley Rd., approximately 1327 feet south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW ¼ of Section 18, T2N, R1W, BM, Canyon County, Idaho.

f. Lonestar Land LLC Case No. RZ2018-0019

Lone Star Land, LLC is requesting a **Rezone** of approximately 116.63 acres from an “A” (Agricultural) zone to an “R-1” (Single Family Residential) zone. The average minimum lot size in an “R-1” zone is one (1) acre. The subject properties, R32979011 & R32979 are located on the north side of Lone Star Rd., approximately 1308 ft. west of the intersection of Lake Ave. and Lone Star Rd., in a portion of the SW ¼ of Section 23, T3N, R3W, B.M., Canyon County, Idaho.

3. APPROVAL OF MINUTES:

- a. October 4, 2018

4. COMMISSION, DIRECTOR, & PLANNER COMMENTS

5. ADJOURNMENT