



**AGENDA  
BEFORE THE CANYON COUNTY  
PLANNING & ZONING COMMISSION  
December 6, 2018  
1<sup>ST</sup> FLOOR MEETING ROOM  
CANYON COUNTY ADMINISTRATION BUILDING  
6:30 PM**

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**OLD BUSINESS – ACTION ITEMS**

1. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected on the following applications.
  - a. Richard Dunning Case No. RZ-PH2017-68 **Withdrawn**
  - b. Provost Case No. RZ2018-0017 **Table to 1/17/2019**
  - c. Happy Valley Place LLC Case No. CR2018-0006 **Table to 1/17/2019**
  - d. FKH LLC Case No. RZ2018-0013 **Withdrawn**
  - e. **Doornenball Case No. RZ2018-0021**  
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.
  - f. **Triple Crown Development Case No. CU2018-0006:** Triple Crown Development is requesting a long term mineral extraction permit including sand and gravel mining, staging and hauling 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. **Idaho Fish & Wildlife Fund Case No. CU2018-0018**  
Quadrant Consulting on behalf of the Idaho Department of Fish and Game (IDF&G) and the Idaho Fish and Wildlife Foundation (IF&WF) has submitted an application requesting to modify conditional use permit 3Z085/03-2N-2 aka CU2002-468 to add up to three single family residential homes with detached garages. The proposed modification will allow the IDF&G Nampa Fish Hatchery to bring hatchery operations into compliance with department policy which requires that essential employees reside on site to ensure rapid response to the mechanical systems in the event of a shut down that would threaten the fish. The subject property at 1414 E. Locust Lane, Nampa, Idaho, and is located adjacent to the Nampa Fish Hatchery.

**b. CA Construction Case No. ZV2018-0003**

CA Construction, Inc. is requesting a **Variance** to vary the 10 ft. side setback to 5 ft. 7 in. for a home nearing completion of construction. The subject property is described as Lot 1 Block 3 of Purple Sage Estates Subdivision. The subject property is located at 15180 Pinehurst Way, Caldwell, Idaho, in a portion of the NE ¼ of Section 33, T5N, R3W, BM, Canyon County, Idaho.

**3. APPROVAL OF MINUTES:**

a. November 15, 2018

**4. COMMISSION, DIRECTOR, & PLANNER COMMENTS**

**5. ADJOURNMENT**

**CERTIFICATE OF POSTING**

**Canyon County Planning and Zoning Commission Meeting for December 6, 2018**

I certify that on December 4, 2018, 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: December 4, 2018

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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.*