



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
January 17, 2019
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 - a. FKH LLC Case No. RZ2018-0013 **Withdrawn at request of Applicant**
 - b. Provost / AllTerra Consulting Case RZ2018-0017 **Table to 2/21/2019**
 - c. **Happy Valley Place LLC Case No. CR2018-0006**
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.

NEW BUSINESS- ACTION ITEMS

2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:
 - a. **Shannan & Latricia Mays Case CU2018-0021**
Shannan & Latricia Mays are requesting a **Conditional Use Permit** for an RV Park to allow two (2) park model RV’s to be located on the property which is approximately 1.36 acres in size. The subject property, R39348 is located at 29396 Pearl Rd., Parma, Idaho, in a portion of the SE ¼ of Section 19, T6N, R5W, BM, Canyon County, Idaho.
 - b. **Saddleback Ridge Estates Case SD2018-0015** R&C
Development LLC has submitted a **Preliminary Plat** for **Saddleback Ridge Estates**. The plat consists of 15 residential lots and is zoned “RR” (Rural Residential, 2 acre average minimum lot size). The plat is proposed on Parcel R34484011, a 35.86 acre property located approximately 600 feet east of Freezeout Road; also referenced as the SE ¼ of Section 3, Township 3N, Range 4W; Canyon County, Idaho.
 - c. **Jason Knopp Case OR2018-0006 & RZ2018-0031**
The applicant, Jason Knopp, is requesting to rezone Tax Parcel R28681010 from “A” (Agricultural) to “RR” (Rural Residential). The request includes an amendment to the 2020 Canyon County Comprehensive Plan to modify the future land use designation from “Agricultural” to “Residential”. The property is located at 6385 Melba Road, Melba; also referenced as the NE ¼ of Section 36, T1N, R2W; Canyon County, Idaho.

d. Ryan Myhre Case RZ2018-0030 & OR2018-0005

The applicant, Ryan Myhre, is requesting to rezone Tax Parcels R34409 and R34417010A from "A" (Agricultural) to "R1" (Single Family Residential). The request includes an amendment to the 2020 Canyon County Comprehensive Plan to modify the future land use designation from "Agricultural" to "Residential". Parcel R34409 is a vacant parcel adjacent to Dean Lane, Nampa. Parcel R34417010A is a vacant parcel adjacent to Can-Ada Road, Nampa. The parcels are also referenced as the SE ¼ of Section 36, Township 4N, Range 2W; Canyon County, Idaho.

e. Jay Walker / All Terra Consulting Case RZ2018-0032

Jay Walker, All Terra Consulting is requesting a **Rezone** of approximately 35.22 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. The subject property, R38046010 is located on the west side of Freezeout Rd., approximately 1300 ft. north of the intersection of Purple Sage Rd. and Freezeout Rd., Caldwell, Idaho, in a portion of the SW ¼ of Section 27, T5N, R3W, BM, Canyon County, Idaho.

3. APPROVAL OF MINUTES:

a. January 3, 2019

4. COMMISSION, DIRECTOR, & PLANNER COMMENTS

5. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for January 17, 2019

I certify that on **January 15, 2019**, 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 11th Avenue, Caldwell, Idaho.

Signed: _____

Date: January 15, 2019

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.*