



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
March 7, 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. Tradition Capital Partners Case RZ2018-0038 – sign revised FCO’s**
 - b. Linfield Estates Subdivision Case SD2018-0002 **Table to 3/21/2019****

TJ Wellard on behalf of DRK, LLC has submitted a Preliminary Plat, Preliminary Irrigation Plan, and Preliminary Drainage Plan for Linfield Estates Subdivision. The proposed 13 residential lot development is located on Stoffle Lane approximately 1280 feet north of the intersection of Stoffle Lane and State Highway 44 on parcel R33969010. The property is further described as a portion of the NE quarter of Section 10, Township 4N, Range 5W, BM, Canyon County, Idaho.
 - c. Lovelace Kido/Lakeside Ventures Case CU2018-0023**

The applicant, Scott Kido of Lovelace Kido Lakeside Venues LLC, is requesting a conditional use permit to allow a special events facility on parcels R29325 and R29294. The use includes an indoor event venue with viewing patio for wedding and other events, and three outdoor event locations. The property is located at 1003 W. Locust Lane, Nampa; also referenced as the NE¼ of Section 8, Township 2N, Range 2W and the SE ¼ of Section 5, Township 2N, Range 2W, Canyon County, Boise-Meridian, Idaho.
 - d. Provost / all Terra Consulting Case RZ2018-0017**

Jay Walker of AllTerra Consulting, representing the owner, Mike Provost, is requesting the rezone of parcel R36328 from an “A” (Agricultural) zone to an “RR” (Rural Residential) zone. 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.

NEW BUSINESS- ACTION ITEMS

- 2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:**
 - a. Premier LLC Case CU2018-0014 **Table to April 4, 2019****

Premier LLC, is requesting a conditional use permit to allow a long term mineral extraction and crushing operation on approximately 182 acres for a period of 20 years. The application includes an approved reclamation plan from Idaho Department of Lands (Plan No. S602958). The property is located at 26237 Deb Lane, Parma, Idaho and is further described as a portion of Section 23, Township 5N, Range 5W. The parcel is located within a mapped floodplain.

- b. American Homes LLC Table to April 4, 2019**
Spencer Crosland of American Homes LLC is requesting a rezone of approximately 39 acres of Parcel R38683 from "A" (Agricultural) to "R1" (Single Family Residential, 1 acre minimum lot size). The vacant parcel is located off Randolph Avenue, Melba; referenced as the NE ¼ of Section 36, Township 1N, Range 2W, Canyon County, BM, Idaho.
- c. KOLO LLC, Case OR2018-0007 and RZ2018-0037 Table to April 4, 2019**
Jay Walker representing Logan Patten of KOLO LLC, is requesting a Comprehensive Plan Amendment of Parcel R29797011A to change the future land use designation from "Agricultural" to "Residential". The applicant also requests a rezone of Parcel R29797011A from "A" (Agricultural) to "RR" (Rural Residential, 2 acre average minimum lot size). The vacant 11.67 acre parcel is located off Sunrise Avenue, Nampa, and described as a portion of Section 25, Township 2N, Range 2W, BM, Canyon County, Idaho.
- d. Baas Group, Case RZ2018-0040 Table to April 4, 2019**
Nate Mitchell representing Baas Group LLC, is requesting a rezone of parcels R34542 and R34535 from "A" (Agricultural) to "C-2" (Service Commercial) zone. The vacant properties, total of 20.85 acres, are located off of Old Highway 30, Caldwell; and described as a portion of Section 4, Township 4N, Range 3W, BM, Canyon County, Idaho.
- e. Purple Sage Estates No. 3, Case SD2018-0020**
A request by Jay Walker for approval of a Preliminary Plat, Irrigation & Drainage Plan for *Purple Sage Estates No. 3*. The development consists of 21 residential lots and is located in an "R-1" (Single Family Residential) zone. The subject property, parcel no. R38131011B is located on the west side of El Paso Road approximately 1345 ft. south of the intersection of Purple Sage Rd. and El Paso Rd. Caldwell, Idaho and is further described as being in a portion of the NE ¼ of Section 33, T5N, R3W, BM, Canyon County, Idaho.
- f. Matthew White, Case CR2018-0010**
Matthew White is requesting a Conditional Rezone of approximately 9.77 acres from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. Also requested is approval of a Development Agreement which will rezone the property, but will not allow the property to be divided. The applicant is not requesting to divide the parcel at this time. The subject property is located at 25365 Duff Ln. Middleton, ID, (Lot 10 Block 1 of Stonybrook Estates Sub.) in a portion of the SE ¼ of Section 29, T5N, R2W, BM, Canyon County, Idaho.
- g. Sly Fox Subdivision, Greco/Dowding Family Trust, Case SD2018-0022**
Briggs Engineering on behalf of Cindy Greco, has submitted a short plat (preliminary plat, final plat, irrigation plan and drainage plan) for Sly Fox Subdivision, a one (1) lot subdivision. The parcel is zoned "RR" (Rural Residential). The vacant 2.61 acre parcel is located off Red Fox Drive in Nampa (Parcel R25677505B); also referenced as the NE¼ of Section 14, Township 2N, Range 2W, Canyon County, BM, Idaho.
- h. Hope's Landing, Case CU2018-0025**
Jeff Hatch representing Hope's Landing, is requesting a conditional use permit to allow a special events facility for weddings, entertainment, business meetings, social gatherings and educational opportunities on parcel R33575010. The vacant 7.17 acre parcel has 50 feet of frontage along True Road, Caldwell and described as a portion of Section 27, Township 3N, Range 4W.

3. APPROVAL OF MINUTES:

a. February 21, 2019

4. COMMISSION, DIRECTOR, & PLANNER COMMENTS

5. ADJOURNMENT