



**AGENDA**  
**BEFORE THE CANYON COUNTY**  
**PLANNING & ZONING COMMISSION**  
**April 4, 2019**  
**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. Erin & Ellis Beukelman Case CU2019-0002 – sign revised FCO’s**
  - b. Linfield Estates Subdivision Case SD2018-0002 Tabled from 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. American Homes - Case: RZ2019-0001 Tabled from 3/21/2019**

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.
  - d. Premier LLC (BID LLC) – Case: CU2018-0014 Tabled from 3/21/2019**

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.
  - e. KOLO LLC (Jay Walker) – Case: RZ2018-0037 – OR2018-0007 Tabled from 3/21/2019**

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.

**NEW BUSINESS- ACTION ITEMS**

- 2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:**
  - a. Superior Signs - Case No. RZ2019-0002:** Superior Signs, on behalf of Steve Harmsen & Steve Regan Co. is requesting a **Rezone** of approximately 3.79 acres from an “A” (Agricultural) zone to

a “C-2” (Service Commercial) zone. The subject property is located at 3801 Hwy 20/26, Caldwell, ID, in a portion of the SW ¼ of Section 24, 4N, 3W, BM, Canyon County, Idaho.

**b. Pelican Lane, LLC - Case No. RZ2019-0003**

Pelican Lane, LLC, is requesting to rezone parcels R30062010B, R27277506, and R30064011 totaling approx. 32.87 acres from Agricultural to Rural Residential. The subject property is located south and east of 13477 Locust Lane, Nampa, ID and inclusive of Pelican Lane. The property is further described as a portion of the NE quarter of Section 11, Township 2N, Range 3W, BM, Canyon County, ID.

**c. Tactical Sports Park – Scott Kraemer - Case No. CU2019-0003**

Scott Kraemer is applying to locate a Tactical Sports Park for outdoor sport activities including airsoft, laser tag, and paintball in War Eagle Subdivision Lots 1 & 2, Block 1 containing approximately 19 acres in the NW quarter of Section 15, Township 2N, Range 3W. The properties are located at 9602 and 9508 Farner Road, Nampa, ID. The hours of operation are proposed to be Monday through Saturday 9 am to 9 pm daily and Sunday 10 am to 5 pm. A 4x8 lighted sign is proposed for the facility.

**d. Canyon County Ordinance Amendment (Flood) – Case No. OR2019-0001**

**Summary of principal provisions of Ordinance:**

- 1)** An Ordinance amending Chapter 7, Articles 2, 10, 14, 17, and 19, Zoning Regulations, of the Canyon County Code of Ordinances; and Severability Clauses; and Effective Dates.
- 2)** Chapter 7, Article 2, Section 3: Definitions Enumerated is amended replace the definition of “Accessory Building” to “Accessory Structure (Building)”, and the definition of “Recreational Vehicles (RV)” to meet state definition.
- 3)** Chapter 7, Article 10, Section 29 “F (Flood Hazard Overlay) Zone is repealed and replaced with the new overlay Section 07-10A to include revisions to statutory authorization, findings of fact, purpose and objectives, definitions, general provisions, administration, construction standards, variance and appeal procedures, penalties for violation and conflicting provisions of the floodplain overlay zone in accordance with the adoption of the 2016 Flood Insurance Rate Maps.
- 4)** Chapter 7, Article 10, Section 31 (Airport Overlay Zone) is repealed and replaced with the new overlay Section 07-10B.
- 5)** Chapter 7, Article 14, Section 17 (Mineral Extraction Short Term) and Chapter 7, Article 14, Section 19 (Mineral Extraction Long Term) is revised to include floodway development standards.
- 6)** Chapter 7, Article 17, Section 33(3) (Subdivision within a Floodplain) is repealed from Chapter 7, Article 17 and add a new overlay Section 07-10A-11(2)K (Floodplain Overlay Zone).
- 7)** Chapter 7, Article 19, Section 1 (Penalties

**3. APPROVAL OF MINUTES:**

- a. March 21, 2019

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

**5. ADJOURNMENT**

**CERTIFICATE OF POSTING**

**Canyon County Planning and Zoning Commission Meeting for March 21, 2019**

I certify that on ***April 2, 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 11<sup>th</sup> Avenue, Caldwell, Idaho.

Signed: \_\_\_\_\_

Date: April 2, 2019

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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.*