



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
June 20, 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. **MAMLS LLC: CR2019-0001 Sign Revised FCOs**

NEW BUSINESS- ACTION ITEMS

2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:

- a. **Steven & Verta Black: RZ2019-0019 (To be Tabled to August 1, 2019)**

Guy Jones of Alliance Building LLC, representing the owner, Steve and Verta Black, is requesting to rezone Parcel R38200010 from an “R-R” (Rural Residential) zone to an “R-2” (Medium Density Residential) zone. The vacant 18.46 acre property is located near the intersection of Cemetery Road and Purple Sage Road; also referenced as a portion of the NE ¼ of Section 36, Township 5N, Range 3W, Canyon County, Idaho.

- b. **Doris Fuentes: ZV2019-0002**

Doris Fuentes is requesting a **Variance** of 17 feet and six inches to the rear setback requirement of 20 feet in the Agricultural zone, to allow an existing structure to remain two feet and six inches from the rear property line. The subject property, R30718 000 is approximately 1.44 acres in size and is located at 7004 Lake Hazel Rd., Nampa, Idaho, in a portion of the SW ¼ of section 32, T3N, R1W, BM, Canyon County, Idaho.

- c. **Robert & Sybil Arnett: RZ2019-0018**

Robert & Sybil Arnett, is requesting a rezone of Parcel R20798010 from “A” (Agricultural) to “R1” (Single Family Residential, one acre minimum lot size). The property is located at 25782 Emmett Road, Caldwell, a portion of the NW ¼ of Section 25, Township 5N, Range 3W, Caldwell, Idaho

- d. **William Jenkins: RZ2019-0012**

Alan Mills, representing William Jenkins, is requesting a rezone of parcel R32870 from the “A” (Agricultural, 40 acre minimum lot size) zone to the “R1” (Single Family Residential, one acre average minimum lot size) zone. The 40.30 acre parcel is a vacant parcel (Orchard Avenue), Caldwell; referenced as the SE¼ of Section 16, Township 3N, Range 3W; Canyon county, Idaho.

- e. **Stites Farm Subdivision: SD2019-0003**

A request by Leigh Salisbury for approval of a **Preliminary Plat and Final Plat for Stites Farm Subdivision**. The development consists of four (4) residential lots and one (1) road lot and is located in an “R-R” (Rural Residential) zone. The subject property, parcel no. R32998010A is located at 12557 Smith Ave., Nampa, Idaho in a portion of the SW ¼ of Section 24, T3N, R3W, B.M., Canyon County, Idaho.

f. Brent Compton: OR2019-0003 & RZ2019-0007

Brent Compton is requesting a Comprehensive Plan Map Amendment to change the designation of Parcel No. R34168010 from "Agriculture" to "Residential." Also requested is a Rezone of approximately 3.97 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. The subject property is located at 8133 Joplin Rd., Nampa, Idaho, in a portion of the SE ¼ of Section 22, T4N, R2W, BM, Canyon County, Idaho.

g. Compton Subdivision: SD2019-0007

A request by Brent Compton for approval of a **Preliminary & Final Plat** for **Compton Subdivision**. The development consists of two (2) residential lots. The subject property, parcel No. 34168010 is located at 8133 Joplin Rd., Nampa, ID in a portion of the SE ¼ of Section 22, T4N, R2W, BM, Canyon County, Idaho.

h. Trenton White: ZV2019-0001

Trenton White is requesting a Variance of the 20 ft. rear setback for a pool that has been constructed. The pool is built along the fence line/property line, therefore a setback to zero would be required. The subject property is located at 6192 Sunrise Avenue, Kuna, ID, in a portion of the NE ¼ of Section 25, T2N, R2W, BM, Canyon County, Idaho.

i. Mark Barber Case No. CU2019-0011:

Mark Barber is requesting to modify condition #3 of CU2003-454 which restricts access to the subject property, R39065010, to Boise River Road. Currently there is no access to the 8.76 acre subject parcel from Boise River Road and therefore no building permit is available to the property. The subject property has road frontage on State Highway 95. The applicant has obtained an access permit to State Highway 95 from the Idaho Transportation Department and is requesting to remove condition #3 allowing for development of a single family residence on the property. The subject property is located 410 feet south of the intersection of Boise River Road and State Highway 95 on the east side of Hwy 95 and is further described as a portion of the SE quarter of Section 27, Township 5N, Range 5W, BM, Canyon County, Idaho.

3. APPROVAL OF MINUTES:

- a. June 6, 2019

4. COMMISSION, DIRECTOR, & PLANNER COMMENTS

5. ADJOURNMENT