



**AGENDA**  
**BEFORE THE CANYON COUNTY**  
**PLANNING & ZONING COMMISSION**  
**June 6, 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. Tactical Sports Park: CU2019-0003 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. **Rich Pickett: RZ2019-0015**

Rich Pickett, Pickett Auctions, is requesting to rezone an approximate 1.3 acre portion of a 6.19 acre property, parcel R37055010B, to M1 (light industrial). The majority of the property (4.89 acre s) is currently zoned M1 and was purchased to be utilized for the Pickett Auction facility. The property is located 1330 feet south of the Hwy 95 / Hwy 19 intersection on the west side of Hwy 95. The property is further described as a portion of the SE quarter of 22-4N-5W, BM, Canyon County, Idaho.
  - b. **Wendy Bayes: OR2019-0005, RZ2019-0016, ZV2019-0003 Tabled to 7/11/2019**

Wendy Bayes has made application for three concurrent land use decisions as follows for parcel R38056010A1 (1.32 acres): **Case Nos. OR2019-0005:** a Comprehensive Plan Future Land Use Map Amendment from Agriculture to Residential, **RZ2019-0016:** a Rezone from Agricultural to “R1” (Single Family Residential), and a variance, **ZV2019-0003,** of the easement width from 60 feet to 25 feet. The 1.32 acre subject property is located 2,328 feet (0.44 miles) north of Purple Sage and Farmway Road intersection and is further described as a portion of the SW ¼ of 28-5N-3W, BM, Canyon County, Idaho.
  - c. **Arbor Landing Subdivision: SD2018-0023**

Leroy Atwood on behalf of Monarch Holdings, LLC has submitted a Preliminary Plat, irrigation and drainage plan for Arbor Landing Subdivision. The proposed development contains 15 residential lots on approximately 22.4 acres of “R1” (Single Family Residential) zoned property. They are proposing individual wells, individual septic systems, and public streets. The property is located adjacent and south of 12502 Smith Avenue, Nampa, ID. The property is further described as a portion of the SE quarter of Section 24, Township 3N, Range 3W, BM, Canyon County, Idaho.
  - d. **Promised Land Subdivision: SD2018-0012 Withdrawn**

Promised Land Subdivision: SD2018-0012, a request by Nicholas Babak for approval of a Preliminary Plat, Final Plat Irrigation & Drainage Plan for Promised Land Subdivision. The development consists of 6 lots and one road lot. The subject property is located in an “R-1” (Single Family Residential) zone. The subject properties R22994010, R22994010A & R22995 are located at

700 W. Mariah Ave, Nampa, Idaho and 701 W. Maria Ave., Nampa, Idaho, in the SW ¼ of Section 33, T3N, R2W, BM, Canyon County, Idaho.

**e. Tradition Capital Partners: RZ2019-0008**

Tradition Capital Partners is requesting a **Rezone** of approximately one (1) acre of a 3.54 acre parcel from "A" (Agricultural) to "C-2" (Service Commercial) and approximately 2.54 acres from "A" (Agricultural) to an "R-1" (Single Family Residential) zone. The subject property, parcel no. R25383 is located at 8531 Hwy. 44, Middleton, Idaho, in a portion of the NW ¼ of Section 10, T4N, R2W, BM, Canyon County, Idaho.

**f. MAMLS LLC: CR2019-0001**

MAMLS, LLC. is requesting a **Conditional Rezone** of approximately 54.92 acres from an "A" (Agricultural) zone to a "CR-R1" (Conditional Rezone/Single Family Residential) zone. Also requested is a **Development Agreement** which will include conditions for the development of the property. The subject property is located at 24085 Blessinger Rd., Star, ID in a portion of the SE ¼ of Section 35, T5N, R2W, BM, Canyon County, Idaho.

**g. Bob Cope: RZ2019-0013**

Bob Cope, is requesting to rezone parcel R32765 from "A" (Agricultural) to "R1" (Single Family Residential, one acre minimum lot size). The property is located at 12301 Moss Lane, Nampa, a portion of the SE ¼ of Section 12m Township 3N, Range 3W, Canyon County, Idaho.

**h. Joseph Tague: OR2019-0001 & RZ2019-0010**

Joseph Tague, is requesting a **Comprehensive Plan Amendment** (OR2019-0004) to amend the future land use designation of Parcel R29510103A from "Commercial" to "Residential". The applicant is also requesting to **Rezone** (RZ2019-0010) the subject parcel from "A" (Agricultural) to "R1" (Single Family Residential, one acre minimum lot size). The vacant parcel is located within the Kestrel Estates Subdivision adjacent to Happy Valley Road and East Locust Lane, Nampa; a portion of the NE ¼ of Section 12, Township 2N, Range 2W, Canyon County, Idaho.

**3. APPROVAL OF MINUTES:**

a. May 16, 2019

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

**5. ADJOURNMENT**

**CERTIFICATE OF POSTING**

**Canyon County Planning and Zoning Commission Meeting for May 16, 2019**

I certify that on **June 4, 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: June 4, 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.*