



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
July 18, 2019 6:30 PM
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION BUILDING

OLD BUSINESS – ACTION ITEMS

1. **Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected on the following applications.**
 - a. **Trenton White: ZC2019-0001 (Tabled from 6/20/2019/Will be Tabled to 8/1/2019)**

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.
 - b. **Leighton Lake Estates (formerly Trigger Lake Subdivision): SD2018-0008 (Continued from 5/16/2019):** Breckon Land Design on behalf of Leighton, LLC, has submitted a preliminary plat, irrigation, and drainage plan for Trigger Lake Subdivision, a seventeen (17) residential lot development located in an “RR” (Rural Residential) zone. The subject properties, R33994 & R34054 & Pt of 33992010 lie within an “AE” Flood Hazard Area of Concern. The subject properties are located on Trigger Ranch Lane (formerly Goldie Lane) approximately 1682 feet east of the intersection of Hwy 44 and Kingsbury Road on the south side of Hwy 44, Star, Idaho.
 - c. **Superior Signs: RZ2019-0002 (Withdrawn)**

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.

NEW BUSINESS - ACTION ITEMS

2. **Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:**
 - a. **Triple S Land LLC/Safelink: CU2019-0008 (Table to 8/1/2019)**

Triple S Land Co., LLC is requesting a **Conditional Use Permit** for a telecommunications facility. The property is located at 8391 S. Powerline Rd., Nampa, Idaho, in a portion of the SE of section 22, T2N, R2W, BM, Canyon County, Idaho.
 - b. **Brian Good/Safelink: CU2019-0009**

Brian Good is requesting a **Conditional Use Permit** for a telecommunications facility. The property is located at 0 Melmont Rd., Melba, Idaho, in a portion of the SE ¼ of section 20, T1N, R2W, BM, Canyon County, Idaho.
 - c. **Treasure Valley Renewables: DA2019-0006**

Treasure Valley Renewables, LLC. is requesting to modify a development agreement for Case No. PH2016-56 & PH2016-71 (Instrument # 2017-042798). The applicant is requesting to modify

condition (s) 7, 9, 17, 18 21, 22, 36 & 37. The request for modification does not change the requirements for each condition, but rather clarifies timing for building permits for enclosed structures for each condition that is requested to be modified. The subject properties, R38904 & R38904010 are located at 27349 Shelton Rd., Parma, ID in a portion of the SW ¼ of Section 14, T5N, R5W, BM, and Canyon County, Idaho.

d. Refugio Vidales: CR2019-0003

Refugio Vidales is requesting a **Conditional Rezone** of approximately 20.30 acres from an “A” (Agricultural) zone to a “CR-RR” (Conditional Rezone/ Rural Residential) zone. Also requested is a **Development Agreement**. The subject properties, parcel no.’s R33161011 & R33161 are located at 20298 Lonkey Ln., Caldwell, ID, in a portion of the NE ¼ of Section 3, T3N, R4W, BM, Canyon County, Idaho.

e. Faisan Subdivision/Provost: SD2018-0011

The applicant, All-Terra Consulting, representing the property owner, Pheasant Point Middleton LLC (Mike Provost), is requesting a Short Plat (Preliminary Plat, Irrigation Plan, Drainage Plan and Final Plat) for Faisan Pointe Estates Subdivision on Parcel R34445014. The subdivision includes 11 residential lots and 2 common lots. The parcel is zoned “R1” (Single Family Residential, 1 acre average minimum lot size). The vacant property is located near the roundabout on Emmett Road and 9th Street, Middleton; also referenced as a portion of the NE ¼ of Section 2, Township 4N, Range 3W, Canyon County, Idaho.

f. Ken & Cheyenne Mortensen: RZ2019-0011

Jessica Skinner, representing Ken and Cheyenne Mortensen, is requesting a rezone of Parcel R34445012A (1.27 acres), R34445012A1 (7.08 acres) and a 33.38 acre portion of R3445012A2 from an “A” (Agricultural) zone to “R1” (Single Family Residential, 1 acre average minimum lot size) zone. The properties are located at 23854 Emmett Road, Caldwell; a portion of the NE ¼ of Section 2, Township 4N, Range 3W, Canyon County, Idaho.

3. APPROVAL OF MINUTES:

- a. July 11, 2019

4. COMMISSION, DIRECTOR, & PLANNER COMMENTS

5. ADJOURNMENT