



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
August 1, 2019 at 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 - a. Wendy Bayes: OR2019-0005, RZ2019-0016, ZV2019-0003 (Withdrawn)**

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 2328 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,
 - b. Steven & Verta Black: RZ2019-0019 Table to 9/5/2019**

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.
 - c. Trenton White: ZC2019-0001 / Fencing Plan**

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.
 - d. Triple S Land LLC – Safelink: CU2019-0008**

Triple S Land Co., LLC is requesting a **Conditional Use Permit** for a telecommunications facility. The structure is projected to be 60 feet tall. 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. The proposed telecommunications facility, at Parcel No. R29679, is approximately 156 feet west of the existing telecommunications facility at 0 S. Powerline Rd. (Parcel No. R29680).

NEW BUSINESS - ACTION ITEMS

- 2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:**
 - a. Knife River: CU2019-0006 Table to 8/15/2019**

Knife River Corporation-Mountain West is requesting a modification to conditional use permit CU2007-83 for mineral extraction, stock piling, crushing, concrete and asphalt batch plants on approximately 86 acres (19543 Dixie River Road, Caldwell) to include an additional 101 acres of adjacent properties (20015 Dixie River Road) including parcels R36018, R36017, R36018010A and R36052010 located in the N1/2 of Section 11, T4N, R4W and in the NE ¼ of Section 10, T4N, R4W,

BM, Canyon County, Idaho. Along with the proposed addition of the expansion area the applicant is requesting an extraction period not to exceed 50 years.

b. Godina Real Estate LLC: CU2019-0012

Gilbert Godina Jr., is requesting a conditional use permit to allow a staging area for hop harvesting and agricultural product vehicles and equipment on Parcel R37175103. The property is located at 19734 Laht Creek Way, Wilder, in the Laht Subdivision; a portion of the NE ¼ of Section 28, Township 4N, Range 5W, Canyon County, Idaho.

c. John Ihli: CR2019-0005

John Ihli, is requesting the Conditional Rezone of Parcel R37785010F from "A" (Agricultural) to "RR" (Rural Residential). The vacant property is located adjacent to 15608 Sand Hollow Road, Caldwell; the SW¼ of Section 9, Township 5N, Range 3W, Canyon County, Idaho.

d. Jeff & Shelly Henderson: CR2019-0006

Jeffery and Shelly Henderson, are requesting to conditional rezone a five acre portion of Parcel R35966 from "A" (Agricultural) to "R-R" (Rural Residential, two acre average minimum lot size). The vacant 50 acre parcel is located south of 23983 Centerpoint Road, Caldwell; a portion of the NE ¼ of Section 5, Township 4N, Range 4W, Canyon County, Idaho.

3. APPROVAL OF MINUTES:

- a. July 18, 2019

4. COMMISSION, DIRECTOR, & PLANNER COMMENTS

5. ADJOURNMENT