



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
July 11, 2024 at 6:30 pm
CANYON COUNTY ADMINISTRATION BUILDING
1ST FLOOR MEETING ROOM, Suite 130

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

1. OLD BUSINESS - ACTION ITEMS

A. Case No. CU2023-0007 / Firefly Ranch, LLC – Approve revised FCO’s.

B. Case No. CU2023-0004 / AgEquity – Approve revised FCO’s.

2. NEW BUSINESS - ACTION ITEMS

A. Case No. CU2023-0016 – Larson: The applicants, Darren and Brenda Larson, are requesting a conditional use permit for a special events facility of approximately 2.37 acres in an “A” (Agricultural) zone. The subject property is located at 28352 Rocky Road Parma, ID 83660 also referenced as Parcel R25086015, a portion of the SE quarter of Section 17, T6N, R5W, BM, Canyon County, Idaho.

B. Case No. SD2022-0056 – Alpine View Estates: The applicants, Shawn, and Rae Lynn Kelley, request approval regarding Alpine View Estates Subdivision, a three-lot subdivision served by a private road lot. The request includes a waiver of subdivision improvements such as sidewalks, gutters, street lighting, and landscaping. The 4.12-acre parcel, R38194010A, is zoned to a “CR-R-1” (Conditional Rezone – Single Family Residential; one-acre average minimum lot size). The subject property is located at 24720 Harvey Road, Caldwell; also referenced as a portion of the NW ¼ of Section 35, T5N, R3W, BM, Canyon County, Idaho.

C. Case No. SD2022-0053 – Basin View Subdivision #2: Daniel Caldwell (owner) requests approval of a short plat for Basin View Subdivision #2. The result divides Block 1, Lot 1 of Basin View Subdivision into two lots. The request includes a waiver of subdivision improvements. The property is zoned “R-R” (Rural Residential, two-acre average minimum lot size). The subject property is 217 S. McDermott Road, Nampa (Parcel R30606100), also referenced as a portion of the SE¼ of Section 29, T3N, R1W, BM, Canyon County, Idaho.

3. ACTION ITEM - APPROVAL OF MINUTES

A. June 20, 2024

4. ACTION ITEM - DIRECTOR, PLANNER, COMMISSION COMMENTS

5. ADJOURNMENT

CERTIFICATE OF POSTING

AGENDA P&Z PUBLIC HEARING

Canyon County Planning and Zoning Commission Meeting for May 16, 2024

I certify that on **July 9, 2024** 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 located on the first floor, 111 North 11th Avenue, Caldwell, Idaho.

Signed: _____

Date: _____

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.*