



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
September 19, 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. NEW BUSINESS - ACTION ITEMS

- A. Case Nos. CR2022-0020 & SD2022-0030 – Eels / Landing Spot:** The applicant, Jeremy Eells, is requesting a conditional rezone of parcel R32703 from an “A” (Agricultural) zone to a “CR-R-R” (Conditional Rezone-Rural Residential) zone and Short Plat subdivision (The Landing Spot – 3-lot subdivision) to create two additional lots for family members to build homes on. The request will also include a Development Agreement to place conditions on the rezone. The subject parcel is located at 16695 Marshall Ln., Caldwell, ID 83607; also referenced as a portion of the SW¼ of Section 9, T3N, R3W, BM, Canyon County, Idaho.
- B. Case No. SD2023-0011 – Sage Gate Subdivision:** The applicant, Blue Terra Development, represented by Focus Engineering, is requesting approval of a preliminary plat, irrigation and drainage plan on approximately 20.8 acres of “C1” (Neighborhood Commercial) zoned property. The subject properties, parcels R34535 and R34542, are located on the west side of Old Highway 30 approximately 865 feet north of State Hwy 44, Caldwell, ID in a portion of the SE quarter of Section 04, T4N, R3W, BM, Canyon County, Idaho. The development is proposed for 89 storage condominiums, a 428 unit mini-storage facility, and five lot business park with a community water system and individual septic systems.
- C. Case Nos. OR2021-0006 & RZ2021-0011 – Sand Creek Investments 3 LLC / Springbok Development Inc:** Is requesting a [OR2021-0006] 2020 Comprehensive Plan Map Amendment to change the designation of parcels R28988 (0.61 acres) and R28990 (40.45 acres) from “Agriculture” to “Residential.” The applicant also requests a [RZ2021-0011] Conditional Rezone of parcel R28991 (73.4 acres) from “A” (Agricultural) zone to “CR-R1” (CR-Single Family Residential) zone and parcels R28988 (0.61 acres) and R28990 (40.45 acres) from “A” (Agricultural) to “CR-RR” (CR-Rural Residential) zone. The properties shall be subject to a development agreement with the County. Parcel R28991 (73.4 acres) lies within the Nampa area of city impact. The subject properties, parcels R28991, R28988, & R28990, are located on the east side of Happy Valley Road, approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW ¼ and SW ¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.

2. ACTION ITEM - APPROVAL OF MINUTES

- A. August 15, 2024**

3. ACTION ITEM - DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for September 19, 2024

I certify that on September 17, 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. Applicant has **5** minutes to rebut or discuss issues raised by any opposition.*