



**AGENDA**  
**BEFORE THE CANYON COUNTY**  
**PLANNING & ZONING COMMISSION**  
**February 6, 2025 at 6:30 pm**  
**CANYON COUNTY ADMINISTRATION BUILDING**  
**1<sup>ST</sup> FLOOR MEETING ROOM, Suite 130**

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

**1. CONSENT AGENDA**

- A. **November 21, 2024 MINUTES**
- B. **December 5, 2024 MINUTES**
- C. **Case No. CU2024-0001 – Gutierrez:** Approve revised FCO's.
- D. **Case No. CU2023-0019 – Nampa Paving:** Approve revised FCO's.
- E. **Case No. CU2023-0020 – Martin:** Approve revised FCO's.

**2. NEW BUSINESS - ACTION ITEMS**

- A. **Case No. CU2023-0021 – Sorley:** The applicant, Daniel Sorley, is requesting a Conditional Use Permit for a private airstrip on approximately 34.5 acres of an "A" (Agricultural) zone. The subject property is located at (19744 Middle Rd. Caldwell Id. 83607), also referenced as Parcel R36439, a portion of the NW quarter of Section 25, T4N, R4W, BM, Canyon County, Idaho.
- B. **Case No. CR2023-0003 – Pruett:** The applicant, Michelle Pruett, represented by Katie Burford, is requesting a conditional rezone of approximately 16.49 acres from an "A" (Agricultural) zone to a "CR-RR" (Conditional Rezone –Rural Residential) zone. If approved, the applicant will proceed with an administrative land division application to split the parcel into 2 parcels. The subject property is located adjacent to 27262 Ustick Rd, Wilder, ID 83676 also referenced as Parcel R37229010A, a portion of the Southwest quarter of the Southeast quarter in Section 33, T4N, R5W, BM, Canyon County, Idaho.
- C. **Case No. CR2022-0027 – Hess:** The applicant, David Hess, is requesting a conditional rezone of parcels R33459010 and R33459010B from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone-Rural Residential) zone. The request includes a development agreement limiting development to a five-acre average minimum lot size. The subject parcel is located directly south of 20208 Nancy Ln Caldwell, ID 83607; also referenced as a portion of the NE¼ of Section 22, T3N, R4W, BM, Canyon County, Idaho.
- D. **Case No. CU2024-0007 – JMAC Resources, Inc.:** The applicant, JMAC Resources, Inc., requests a conditional use permit to allow a long-term mineral extraction expansion and concrete batch plant use for up to 40 years on Parcels R36106, R36106010, and R36107, approximately 237.5 acres. The subject properties are located approximately 2,600 north of Peckham Road adjacent to the Riverside Canal and Dixie Slough; also referenced as a portion of the NW & NE quarters of Section 16, T4N, R4W, BM, Canyon County, Idaho.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

**CERTIFICATE OF POSTING**

**Canyon County Planning and Zoning Commission Meeting for February 6, 2025**

I certify that on February 4, 2025 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 11<sup>th</sup> Avenue, Caldwell, Idaho.

Signed: Caetlin Ross

Date: 2/4/25

