



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
March 6, 2025 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. CONSENT AGENDA

- A. **Case No. CU2023-0024 – Erlebach Properties, L.P.:** Approve revised FCO's
- B. **Case No. CU2024-0008 – Ransom:** Approve revised FCO's
- C. **Case No. RZ2023-0003 – Jagers:** Approve revised FCO's

2. ACTION ITEMS

- A. **Case No. RZ2022-0016 – Goodwin:** The applicant, Gary Goodwin, requests a conditional rezone of Parcel R31008 from an "A" (Agricultural) zone to a "CR-M-1" (Conditional Rezone - Light Industrial) zone. The request includes a development agreement restricting uses to an RV storage facility, outdoor equipment rental, and caretaker residence. The subject property, 1.31 acres, is located at 16982 Madison Ave.
- B. **Case No. CR2023-0005 – Bowery:** The applicant, Linda and Charles Bowery, request an amendment to the official zoning map to conditionally rezone Parcel R24645, approximately 1.05 from, from an "R-R" (Rural Residential) zone to a C-1 (Neighborhood Commercial) zone. The request includes a development agreement limiting the commercial use to a contractor shop, staging area, and caretaker unit. The property is located at 6019 Stamm Lane, Nampa.
- C. **Case No. CU2022-0008 – Tellez:** Ivan Tellez is requesting a Conditional Use Permit to utilize two contiguous parcels totaling 24.31 acres to build and operate a commercial arena and race track. The applicant proposes to conduct two events per month April through November. The proposed event hours will be from 11:00 a.m. to 8:00 p.m. There will be amplified sound for announcers and music. The applicant proposes capacity for a maximum 150 vehicles accommodating 500 people at an event. They propose to sell food and alcohol (beer) onsite. Restroom facilities will be provided via portable units for the activities. The subject property is located at 27410 Peckham Road, Wilder ID, also referenced as Parcel R36854010A and R36854010.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for March 6, 2025

I certify that on **March 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 11th Avenue, Caldwell, Idaho.

Signed: Caithlyn Ross

Date: 3/4/25
