



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
April 17, 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. February 20, 2025 MINUTES**
- B. March 6, 2025 MINUTES**
- C. Case No. CR2022-0027 – Hess: Approve revised FCO’s**
- D. Case No. CU2024-0018 – Idaho Dept of Fish and Game: Approve revised FCO’s**
- E. Case No. OR2025-0001 – Spring 2025 Ordinance: Approve revised FCO’s**
- F. Case No. OR2025-0002 – Private Road Ordinance: Approve revised FCO’s**
- G. Case No. OR2025-0003 – Impact Fees: Approve revised FCO’s**

2. ACTION ITEMS

- A. Case No. SD2023-0001 – Mark Johns/Sunset View:** The applicant requests approval of a short plat (preliminary plat and final plat) on Parcel R37463010A regarding Sunset View Subdivision, consisting of two lots served by individual well and septic system. The 2.9-acre parcel is located on 25220 Kingsbury Road, Middleton.
- B. Case No. OR2023-0005 & CR2023-0011 – Q2 LLC:** The applicant, Q2 LLC, represented by Ardurra, is requesting a **(1)** Comprehensive Plan Map Amendment of Parcels R33590012G, R33590012A and R33590012I, approximately 70 acres, from an agriculture designation to a rural residential designation, and **(2)** Conditional Rezone of Parcels R33590012G, R33590012A and R33590012I, approximately 70 acres, from an “A” (Agricultural) zone to an “R-R” (Rural Residential) zone. The rezone includes a development agreement limiting development to 25 residential lots, a 2.8-acre average lot size. The subject property is located between 12639 Sunny Slope Road, Caldwell, and the Snake River.
- C. Case No. CR2023-0012 – Elordi:** The applicants, Tony Elordi & Victoria Cowan, request a Conditional Rezone of parcels R30262104 & R30262104A, approximately 42 acres, from an “A” (Agricultural) zone to a “CR-R-R” (Conditional Rezone - Rural Residential) zone. The request includes a Development Agreement that restricts development to two buildable lots. The subject parcels are also referenced as Andorra Estates Block 1, Lot 5.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for April 17, 2025

I certify that on **April 15, 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: _____

Date: _____
