



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
May 1, 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. April 3, 2025 MINUTES**
- B. Case No. OR2025-0001 – Spring 2025 Ordinance:** Approve FCO's
- C. Case No. OR2025-0002 – Private Road Ordinance:** Approve FCO's
- D. Case No. OR2025-0003 – Impact Fees:** Approve FCO's
- E. Case No. CR2023-0012 – Elordi:** Approve FCO's

2. ACTION ITEMS

- A. Case No. SD2022-0037 / Cambridge Estates Subdivision:** The applicant, Mason & Associates representing Intermountain Pacific LLC, requests approval of a preliminary plat, Cambridge Estates Subdivision, on Parcel R30395 (39.08 acres). The requests include 29 residential lots and seven (7) common lots. The request includes a waiver of city subdivision improvements. The parcel is zoned "R-1" (Single Family Residential). The subject property is located at 17672 N. Can-Ada Road, Nampa.

CASE WITHDRAWN BY APPLICANT

- B. Case No. CU2023-0012 / Piatt:** The applicants, Kenneth & Alisa Piatt are requesting a conditional use permit for a staging area and contractor shop for their excavation business. The proposed use of the property includes storage of equipment, vehicles, and semi-trucks for use on job sites as well as storage and screening of dirt. Occasional work on equipment and vehicles occurs in the shop. The subject property is located at 8820 Hwy 44, Middleton, ID 83644, also referenced as Parcel R22365508.
- C. Case No. RZ2021-0047-MOD / CS2, LLC:** A request by Elwin Butler, PE for Cory Swain, CS2, LLC, for modification to a Development Agreement. The applicant wishes to edit condition number 3 of DA 23-136 (instrument #2023-033002) regarding City of Caldwell requirements. The applicant would like to have the condition read "City of Caldwell requirements are waived". The subject property, parcel number R35590, is located at 0 Linden Road.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for May 1, 2025

I certify that on April 29, 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: _____
