



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
April 3, 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 6, 2025 MINUTES

B. Case No. VAC2024-0001 - Thueson: Approve revised FCO's

C. Case No. CU2024-0003 - Garman: Approve revised FCO's

2. ACTION ITEMS

A. 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.

On February 6, 2025, the case was continued to a date certain of April 3, 2025.

B. Case No. CU2024-0018 – Idaho Dept of Fish and Game: The applicant, Idaho Dept. of Fish and Game, represented by Kristy Newkirk, is requesting a conditional use permit of approximately 11.14 acres for a fish rearing hatchery renovation in the R-R (Rural Residential) zone. The subject property is located at 3806 S. Powerline Rd, Nampa, Idaho, also referenced as Parcel R29144.

On January 16, 2025, the case was proposed to be tabled to a date certain of February 20, 2025. On February 20, 2025, the case was proposed to be tabled to a date uncertain.

C. Case No. CU2024-0013 – The Wild Oak, LLC: The applicant, Derek Olson, represented by Rafael Sanchez with Provost & Pritchard Consulting Group, is requesting a Conditional Use Permit for a special events facility named The Wild Oak on approximately 3.72 acres in an "A" (Agricultural) zone. The subject property is located at 19781 Middleton Rd, Caldwell, ID 83605, also referenced as Parcel R34316, a portion of the NE quarter of Section 30, T4N, R2W, BM, Canyon County, Idaho.

D. Case No. OR2025-0001 – Spring 2025 Ordinance: The applicant, Canyon County, represented by Josh Johnson, is requesting a zoning ordinance text amendment to the Canyon County Code, Chapter 7, Zoning Regulations to improve definitions, remove inconsistencies and insert a summary table of zoning processes.

- E. **Case No. OR2025-0002 – Private Road Ordinance:** An ordinance amending Canyon County Code, Chapter 7, Section 01-10-03 to provide standards for Private Road and Driveway requirements; add the requirement of improvements to occur and be certified by County Engineer prior to issuance of a building permit; provide minimum standards to be met; and to reduce the number of inhabited structures utilizing the private road for legal access prior to requiring pavement improvements from 100 ADT to 60 ADT.
- F. **Case No. OR2025-0003 – Impact Fees:** An Amendment to Canyon County 2030 Comprehensive Plan to incorporate capital improvement plans for Parks Department, Sheriff Department and Coroner allowing collection of impact fees for each entity.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for April 3, 2025

I certify that on **April 1, 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: Caithlen Ross

Date: 4/1/25