



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
June 12, 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 – ACTION ITEMS

- A. April 17, 2025 MINUTES**
- B. May 1, 2025 MINUTES**
- C. Case No. CU2024-0009 – Sunroc Corporation: Approve FCO's**
- D. Case No. CU2024-0011 – Lanum: Approve FCO's**

2. ACTION ITEMS

- A. 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.

On April 3, 2025, this case was continued to a date certain of June 5, 2025. Due to scheduling, the June 5, 2025 hearing was rescheduled to June 12, 2025.

- B. Case No. RZ2022-0012 – McGuire:** The applicant, William B. McGuire, represented by Bristlecone Land Use Consulting, requests a Conditional Rezone of Parcel R32862, approximately 63 acres, from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone - Single Family Residential) zone. The request includes a development agreement limiting residential development to a one-acre average minimum lot size with no more than 48 buildable lots and will provide fire hydrants to serve subsequent subdivision development. The subject property is located at 15453 Karcher Rd, also referenced as Parcel R32862, R32862010.

On March 20, 2025, this case was continued to a date uncertain.

- C. Case No. CR2022-0025 – Callister:** Callister LLC represented by Ardurra is requesting a Conditional Rezone of approximately 45.8 acres from an "A" (Agricultural) zone to a "CR-R1" (Conditional Rezone – Single-Family Residential) zone on parcel R37617010B. The request includes a development agreement to limit residential development to 37 residential lots. The subject property is located approximately 1345 feet south of Purple Sage Road on the east side of Lansing Lane, Middleton.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for June 12, 2025

I certify that on June 10, 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: Caitlin Ross

Date: 6/10/25
