



**AGENDA**  
**BEFORE THE CANYON COUNTY**  
**PLANNING & ZONING COMMISSION**  
**July 17, 2025 at 6:30 pm**  
**CANYON COUNTY ADMINISTRATION BUILDING**  
**1<sup>ST</sup> FLOOR MEETING ROOM, Suite 130**

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Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected on the following applications.

**1. CONSENT AGENDA – ACTION ITEMS**

**A. Case No. CR2022-0031 – Werhane:** Approve FCO's

**2. ACTION ITEMS**

**A. Case No. SD2022-0011 – Cloud Nine Estates:** The applicant, LWD Development, Inc. represented by Borton-Lahey Law, is requesting approval of a preliminary plat, drainage plan, grading plan and irrigation plan on approximately 72.8 acres of CR-R1 zoned property for 44 residential lots, 1 common lot and 3 storm drain lots with public roads. The subject parcels are located to the northeast of the intersection of Kingsbury Rd and Foothill Rd, Middleton, parcels R33827 and R37624.

**B. Case No. CR2022-0030 – Paul Nay:** The applicant, Paul Nay, is requesting a **Conditional Rezone** of parcel R30127 (42.40 acres). The request includes rezoning the "A" (Agricultural) zoned property as follows: 24.76 acres to "CR-RR" (CR-Rural Residential) for the purpose of developing three (3) residential parcels and 17.62 acres to "CR-C1" (Neighborhood Commercial) zone for the purpose of establishing an approximate 370-unit RV Storage Lot through the conditional use permit process if the requested rezone is approved. The subject property is located at 14602 Deer Flat Rd, Nampa.

**C. Case No. CR2023-0013 – White Barn Ventures Inc.:** The applicants, Sarah and Eric Hibbard, represented by Matt Wilke, request a Comprehensive Plan Map Amendment from "A" (Agricultural) to "RR" (Rural Residential) and Conditional Rezone of Parcel R36963013, approximately 8.44 acres, from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone - Rural Residential) zone. The request includes a Development Agreement restricting development to three (3) residential lots. The subject property is located at 20762 Gravelly Lane., Wilder, ID 83676.

**3. DIRECTOR, PLANNER, COMMISSION COMMENTS**

**4. ADJOURNMENT**

**CERTIFICATE OF POSTING**

**Canyon County Planning and Zoning Commission Meeting for July 17, 2025**

I certify that on July 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 11<sup>th</sup> Avenue, Caldwell, Idaho.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

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