



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
August 7, 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. July 3, 2025 MINUTES**
- B. Case No. SD2022-0011 – Cloud Nine Estates: Approve FCO's**
- C. Case No. CR2022-0030 – Paul Nay: Approve FCO's**
- D. Case No. CR2023-0013 – White Barn Ventures Inc.: Approve FCO's**

2. ACTION ITEMS

- A. Case No. CU2025-0001 – Giannini:** The applicant, Brandon Giannini, is requesting a Conditional Use Permit for a Special Events Facility and Caretaker Residence on approximately 12.39 acres in an “A” (Agricultural) zone. The request is for 59 special events a year with a maximum of 300 guests and 150 parking spaces. The hours of operation proposed are 8am – 10:30pm with the music shutoff time of 10pm and the cleaning crew leaving by 12am. The proposal is for one full time employee that would stay in the caretaker residence and hiring part time employees as needed. The applicant will have porta potties onsite for the events. The subject property is located at 18940 Lower Pleasant Ridge Rd, Caldwell, also referenced as Parcel R36382010.
- B. Case No. SD2024-0011 – Gilbert Subdivision:** The applicant requests approval of a preliminary plat for Gilbert Subdivision, consisting of six residential lots and one private road lot. The parcel is zoned “CR-R-R” and subject to Development Agreement 22-139. The subject property is located adjacent to 9626 Gilbert Road, Middleton (Parcel R37431017A).
- C. Case No. CR2025-0005 – Deschutes Investments:** The applicant, Deschutes Investments, LLC, represented by Riley Planning Services LLC, requests a conditional rezone of a 9+/- acre portion of Parcel R28836 from an “A” (Agricultural) zone to a “CR-C-1” (Neighborhood Commercial) zone. The request includes a development agreement limiting the use to an RV Storage Facility. The remaining 21+/- acres will continue to be zoned “A”. The 32.28-acre property is located north of 7519 E. Locust Lane, Nampa.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for August 7, 2025

I certify that on **August 5, 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: _____
