



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
May 7, 2026 at 6:30 pm
CANYON COUNTY ADMINISTRATION BUILDING
1ST FLOOR MEETING ROOM, Suite 130

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

1. CONSENT AGENDA – ACTION ITEMS

- A. March 5 2026 MINUTES**
- B. March 26, 2026 MINUTES**
- C. Case No. CU2025-0026 – Ruff: Approve FCOs**

2. ACTION ITEMS

- A. Case No. OR2025-0023:** The applicant, Granite Companies LLC, represented by KM Engineering, requests a Comprehensive Plan Map Amendment of Parcel R29892010 from an “agriculture” future land use designation to a rural residential future land use designation. The 46.5-acre property is located at 7044 Rim Road, Nampa.
- B. Case No. CU2025-0014:** The applicant, Billington Inspections and Services Inc., represented by Alysha & Matthew Billington is requesting a conditional use permit on Parcel R30795013, approximately 1.31 acres zoned “A” (Agricultural) for storing business equipment and inventory. The proposed use consists of a staging area for three parking spaces with a loading area, one (1) employee with hours of operations Monday to Friday 7 am to 5 pm and Saturday 8 am to 5 pm. The subject property is located at 17030 Madison Road, Nampa, ID, also referenced as Parcel R30795013.
- C. Case No. CR2025-0011:** The applicant, Greg Payne, represented by Matt Wilke, is requesting a Conditional Rezone for a 6.46-acre portion of an approximately 70.89-acre parcel from an “A” (Agricultural) zone to a “CR-RR” (Conditional Rezone-Rural Residential) zone. The request includes a development agreement to limit the development to 3 buildable residential lots. If approved, a subsequent subdivision application will be applied for to create three (3) residential parcels out of the 6.46-acre portion in the northeast corner of the 70.89-acre parcel. The remaining 64.48 acres is proposed to be a non-buildable agricultural-only parcel. The subject property is located at 0 Middleton Road, Middleton, also referenced as Parcel R37423.
- D. Case No. CU2025-0029:** The applicant, Timothy Jackson, is requesting a Conditional Use Permit for a Livestock Trailer Washout Facility on approximately 5 acres of an approximately 16.42-acre parcel in the “A” (Agricultural) zone. The applicant is proposing to have two (2) employees with the hours of operation being 24 hours, 7 days a week. The subject property is located at 24525 Boehner Rd, Wilder, ID, 83676, also referenced as Parcel R37280.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for May 7, 2026

I certify that on **May 5, 2026**, I placed a copy of this agenda in the lobby of the entrance to the Canyon County Administration Building, located on the first floor, 111 North 11th Avenue, Caldwell, Idaho.

Signed: Caithlin Ross

Date: 5/5/26