



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
June 4, 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. April 2, 2026 MINUTES

B. Case No. CU2025-0015 – Liudahl for Symms Fruit Ranch: Approve FCOs

2. ACTION ITEMS

A. Case No. RZ2025-0004 – Slazas: The applicant, Kevin and Kimberly Slazas, requests to conditionally rezone approximately 7.83 acres, Parcel R33822102, from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone - Single Family Residential) zone. The request includes a development agreement limiting the future subdivision into no more than three (3) residential lots and prohibiting secondary dwellings on the two (2) lots that are proposed to be approximately 1.25 acres in size. The subject property is located at 7718 Elko Lane, Middleton, also referenced as Lot 3, Block 1 of Blue Heron Subdivision.

On April 16, 2026, this case was continued to a date certain of June 4, 2026.

B. Case No. SD2023-0012 – Bow Tie Estates: The applicant, Tresure Valley Planning, representing Jagers Family Revocable Trust and Avery Family Revocable Trust, requests approval of the Bow-Tie Estates Subdivision preliminary plat consisting of two residential lots on Parcels R37468012A and R37468012A1. The subject properties, approximately 10.9 acres, are located at 25744 Kingsbury Lane, Middleton.

C. Case No. SD2025-0002 – Pheasant Heights Subdivision: The applicant is requesting approval of the Pheasant Heights Subdivision preliminary plat, consisting of 30 residential lots and 2 commercial lots served by a private road and public roads. The property is zoned "R-1" (Single Family Residential) and "C-1" (Neighborhood Commercial). The subject property is 23854 Emmett Road, Caldwell (Parcels R34445012A, 012A2, and 012B).

D. Case No. RZ2025-0001 – Jackman: The property owner, Jason Jackman, represented by Patty Clark, is requesting a conditional rezone of approximately 2.85 acres from the "A" (Agricultural) zone to the "CR-M-1" (Conditional Rezone –Light Industrial) zone. The subject property is located at 11583 Orchard Ave, Nampa, ID 83651 also referenced as Parcel R31482.

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- E. Case No. CR2025-0010 – Tabarini:** The applicants, Carlos and Kimberley Tabarini, are requesting a conditional rezone of 5.9 acres from the “A” (Agricultural) zone to the “CR-R-1” (Conditional Rezone- Single-Family Residential) zone. The request includes a development agreement limiting the project to three residential lots. The subject property is located at 0 Stoffle Ln, Middleton, ID also referenced as Parcels R23913011A and R33968.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for June 4, 2026

I certify that on **June 2, 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.

On **June 4, 2026**, an amended copy of this agenda was posted in the lobby of the entrance to the Canyon County Administration Building, located on the first floor, 111 North 11th Avenue, Caldwell, Idaho.

Signed: Caetlin Ross

Date: 6/4/26
