



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
August 20, 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. July 16, 2026 MINUTES**
- B. Case No. CU2025-0016 – Lakey for Olsen: Approve FCOs**
- C. Case No. CR2025-0013 – Rodriguez: Approve FCOs**
- D. Case No. CR2024-0010 – Bohner: Approve FCOs**
- E. Case No. CR2025-0008 – Roe: Approve FCOs**

2. ACTION ITEMS

- A. 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). On June 4, 2026, the Planning and Zoning Commission tabled the hearing until December 3, 2026, for additional information. On July 1, 2026, the applicant requested that the hearing be held sooner, with no additional information. The subject property is 23854 Emmett Road, Caldwell (Parcels R34445012A, 012A2, and 012B).
- B. Case No. OR2025-0019:** Canyon County DSD requests approval of a zoning ordinance text amendment to the following sections of Chapter 7, the Canyon County Zoning Ordinance (CCZO):
 - Chapter 7, Article 2: Definitions Enumerated: This includes, but is not limited to, revisions to the definitions of Original Parcel, Parcel, and Lot, removal of the definition of Aliquot, and new definitions of Agricultural Only Parcel, Aliquot Parts, Buildable, Complete Legal Description, Conceptual Plan, Contiguous, County Code, Historic Lot, Legal Access, Non-Buildable, and Property.
 - Chapter 7, Article 10: Adds note “4” which outlines what uses are allowed on Agricultural Only parcels created through the provisions found in Sections 07-12, 07-18, and 07-17-03(3)A.
 - Chapter 7, Article 12: Provisions for Certificate of Zoning Compliance: This includes association with new and modified definitions and adds standards for what constitutes a buildable property, building permit requirements, and agricultural exempt structure requirements.
 - Chapter 7, Article 18: Adds connection to new and modified definitions, adds conceptual site plan and irrigation plan requirements, adds affected agency notification and requires the applicant to obtain comment letters from the Highway District, Fire District, Irrigation District, and Southwest District Health revises hillside development requirements to be met at the time

of building permit, adds code compliance requirements, adds affected property owner notification, adds pre-approval timeframes, adds record of survey recording requirements, general code cleanup to remove repetitiveness, increase clarity, and align with current County interpretations and policies, revises the creation of agricultural only parcels to be 40 acres or greater, removal of Section 07-18-09: Administrative Division of Nonviable Parcels in an Agricultural Zone, allows amendments and agricultural-only parcels for building permit transfer applications, and clean-up of the building permit transfer and administrative land divisions in all other zones.

- Chapters 7 and 8: Ensure the usage of lot, parcel, and property throughout the chapters aligns with the new definitions proposed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for August 20, 2026

I certify that on **August 18, 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: Caitlin Ross

Date: 8/18/26