



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
September 3, 2026 at 6:30 pm
CANYON COUNTY COURTHOUSE
1ST FLOOR BOCC MEETING ROOM**

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

1. CONSENT AGENDA – ACTION ITEMS

- A. Case No. SD2025-0002 – Pheasant Heights Subdivision:** Approve FCOs

2. ACTION ITEMS

- A. Case No. CU2026-0005 – JJ&T, LLC:** The applicant, JJ&T, LLC, represented by Todd Lakey, is requesting a Conditional Use Permit to allow a long-term mineral extraction permit to include stockpiling, staging, and hauling the sand and gravel off the site on approximately 31.2 acres of 55.96 acres for a period not to exceed ten (10) years. The proposed general hours of operation are 7 am-7 pm, Monday through Saturday. The subject properties are located at 23833 and 23579 CenterPoint Road, Caldwell, Idaho, also referenced as Parcels R35966 (zoned "CR-RR" (Conditional Rezone – Rural Residential)) and R35967 (zoned "A" (Agriculture)).

On July 16, 2026, this case was continued to a date certain of September 3, 2026.

PROPOSED TO BE CONTINUED TO A DATE UNCERTAIN

- B. Case No. ZV2026-0004 – Fullmer:** The applicant, Jared Fullmer, is requesting a variance to reduce the front setback requirements from 20 feet to 10 feet. This application is the first step to establish a private road along the Eastern border of the subject property (zoned CR-R1). The subject property is located at 1012 E Locust Lane, also referenced as Parcel R29204.
- C. Case No. SD2026-0003 – Bernal Landing Subdivision:** The owner, Shaunta Bernal, represented by Mason & Associates, requests approval of the Bernal Landing Subdivision preliminary plat, a two-lot subdivision on Parcel R30550012. The parcel, approximately 5.3 acres, is zoned "R-R" (Rural Residential). The subject property is located at 7218 Airport Road, Nampa.
- D. Case No. ZV2026-0005 – Bates-Laird:** The applicants, Scott Bates & Jacob Laird, are requesting a variance to reduce the side setback requirements from 10 feet to 4.73 feet. The subject property is approximately 2.55 acres and zoned "A" (Agricultural). The subject property is located at 9516 Leston Ln, also referenced as Parcel R29612.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for September 3, 2026

I certify that on **September 1, 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: 9/1/26