



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
October 1, 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. August 6, 2026 MINUTES**
- B. Case No. ZV2026-0004 – Fullmer: Approve FCOs**
- C. Case No. ZV2026-0005 – Bates-Laird: Approve FCOs**
- D. Case No. CR2025-0009 – Russell: Approve FCOs**
- E. Case Nos. OR2025-0026/CR2025-0016 – Blome Family Trust/Weeks Investments: Approve FCOs**

2. ACTION ITEMS

- A. Case No. CU2025-0031 – Hansen:** The applicant, Lucus Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an “A” (Agricultural) zone. The proposed use is a custom slaughterhouse where the applicant will accept animals from customers for processing, with retail sales as an accessory use to the slaughterhouse. The Planning and Zoning Commission approved the Conditional Use Permit, subject to conditions, on May 21, 2026. The decision was appealed on June 5, 2026. On July 30, 2026, the Board of County Commissioners remanded the matter to the Planning and Zoning Commission for additional information from the applicant. The subject property is located at 0 Hwy 95, Parma.
- B. Case No. CU2026-0014 – Burton:** The applicant, Jon Burton, Jr is requesting a Conditional Use Permit for a Staging Area on approximately 1 acre of a 3.79-acre parcel in an “A” (Agricultural) zone. The applicant has a concrete construction business; the proposal is to store the company equipment and vehicles onsite with approximately 3 employees loading and unloading. The hours of operation are 7 a.m.–5 p.m. Monday through Friday with the occasional Saturday from 7 a.m.–12 p.m., with no customers onsite. The subject property is located at 12604 Ropers Ln, Nampa.
- C. Case No. CU2025-0027 – Good News Community Church, Inc.:** The applicant, Daniel Mangeac, representing Good News Community Church, is requesting a conditional use permit for a church, on approximately 5.97 acres in a “R-R” (Rural Residential) zone. The proposed use includes utilizing the existing structure (Union High School) as a church, accessory uses include a daycare center (59 children), education center and activities related to the primary use of a church. Hours of operation are 6 a.m. to 9 p.m. daily. The subject property is located at 506 Fletcher Drive, Nampa, Idaho, 83686, also referenced as Parcel R29383.

- D. **Case No. CR2025-0014 – VIP Compounding LLC:** VIP Compounding LLC, is requesting a Conditional Rezone of approximately 10.2 acres from an "A" (Agricultural) zone to a "CR-C-2" (Conditional Rezone-Service Commercial) zone. A Development Agreement is included that will prohibit uses. The subject property is located at 0 Deer Flat Rd, also referenced as Parcel R29577011.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for October 1, 2026

I certify that on September 29, 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: 9/29/26