



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
March 19, 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. January 15, 2026 MINUTES
- B. February 5, 2026 MINUTES
- C. Case No. CR2025-0012 – Middleton 187, LLC: Approve FCOs
- D. Case No. CR2024-0012 – Cheney: Approve FCOs
- E. Case No. CU2025-0008 – Mytropa: Approve FCOs

2. ACTION ITEMS

- A. **Case No. ZV2025-0003 – Rohrbacher Family Trust:** The applicant, Rohrbacher Family Trust, represented by Harold Rohrbacher, is requesting a variance of the side setback requirements of 10 feet to 3 feet to accommodate an agricultural structure built on the southern property line. The subject property is approximately 101.92 acres in an "A" (Agricultural) zone. The subject property is located at the Northwest intersection of Shelton Rd and Rohrbacher Ln, also referenced as Parcel R38845.
- B. **Case No. PH2016-61-MOD – Gibbons:** The applicant, Tradition Capital Partners, LLC and Austin Acres, LLC, represented by Jay Gibbons, is requesting a Development Agreement Modification to amend condition No. 5.b for Property 1 and No. 3.b for Property 2 in Development Agreement No. 17-001 (Instrument No. 2017-000927) comprising approximately +/- 355 acres in the "CR-RR" (Conditional Rezone -Rural Residential) zone. The subject property is located at 17506 and 0 Goodson Rd, Caldwell, also referenced as Stadium Subdivision, including the entirety of Stadium Subdivision No. 2, Phase 1, and Parcels R37887100, R37887101, R37887103, and R37887102.
- C. **Case No. CU2024-0023 – Burnett-Riverbend:** The applicant, Brian Burnett, represented by Professional Engineering Services, requests a Conditional Use Permit to allow a long-term mineral extraction for up to 20 years for surface mining, which includes stockpiling, crushing, screening, and hauling the sand and gravel off the site using approximately 26 acres of the 50.2 acres in an "A" (Agricultural) zone. The subject property is located at 25192 Lemp Ln, Parma, also referenced as Parcel 38505.

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- D. **Case No. CU2024-0024 – Burnett-Arrowhead Springs Ranch:** The applicant, Arrowhead Springs Ranch, LLC, requests a conditional use permit to allow long-term mineral extraction on approximately 18 acres of the 120.8 acres for surface mining that would include stockpiling, crushing, screening, sorting, and blending in the "A" (Agricultural) zone. The subject property is located at 21793 Highway 20/26, Parma, also referenced as Parcels R38535 and R38550.

3. **DIRECTOR, PLANNER, COMMISSION COMMENTS**

4. **ADJOURNMENT**

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for March 19, 2026

I certify that on **March 17, 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: 3/17/26
