



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
March 26, 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. ACTION ITEMS

- A. Case Nos. OR2022-0002 and RZ2022-0002:** The developer is requesting to amend the 2020 Comprehensive Plan designation for approximately 151.56 acres from '**Agriculture**' to '**Residential**' and concurrently requesting a Conditional Rezone from an "**A**" (**Agricultural**) zone to a "**CR-R1**" (**Single Family Residential**) zone for the purpose of developing the property as a residential subdivision. The draft concept plan proposes a minimum of 135 residential lots on the 151.56 acres. The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as parcels R36525 and R36523 (4N-4W-31 SE), R33209, and R33210 (3N-4W-06-NE) Boise-Meridian, Canyon County, Idaho. These properties lie within the Homedale and Wilder Fire Districts and the Vallivue and Homedale School Districts. The property currently lies within the Greenleaf area of city impact. The development properties contain areas of 15% slope or greater. The Planning and Zoning Commission forwarded this case with a recommendation of Denial for both the Comprehensive Plan Amendment and the Conditional Rezone on August 21, 2025, and on January 13, 2026 this case was remanded back to the Planning and Zoning Commission.

2. DIRECTOR, PLANNER, COMMISSION COMMENTS

3. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for March 26, 2026

I certify that on **March 24, 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: 3/24/26