



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue Ste. 310 • Caldwell, Idaho • 83605 • (208) 454-7458

INTERDEPARTMENTAL MEMORANDUM

FOR YOUR: ☐ Review ☒ Action ☐ Information

DATE: June 29, 2023, 9:30 AM

TO: Board of County Commissioners

FROM: Dan Lister, Planning Official

SUBJECT: Combined Application Request – Jagers
Case No. RZ2023-0003, SD2023-0012, and SD2023-0013

Background:

Treasure Valley Planning Idaho, LLC, representing Chris and Mary Jagers, is requesting three applications (RZ2023-0003, SD2023-0012, and SD2023-0013) to be processed as a combined application (Exhibit A, Fee Waiver or Reduction Request dated May 4, 2023). The application fees paid total \$3,740. The applicant requests any fee reduction be determined by staff based on estimated savings. The request does not include information or reasons for the request.

The subject properties are Parcel R37468012A1 and R37468012A (25744 Kingsbury Lane, Middleton).

Applicable Code:

07-01-11: COMBINING APPLICATIONS:

Pursuant to Idaho Code section 67-6522, the board or commission may combine related applications for the convenience of applicants. If combined applications are authorized, DSD shall establish forms and procedures to combine related applications for the convenience of applicants. Fees for combined permits shall be established through a board resolution as provided in Article 4 of this chapter. (Ord. 10-006, 8-16-2010)

The adopted Planning and Zoning Fee Schedule (Resolution #22-137) requires a BOCC resolution when combining multiple hearing applications (Exhibit B, Planning and Zoning Fee Schedule).

Analysis:

The Canyon County Zoning Ordinance (CCZO) allows the following application types to be combined:

- A comprehensive plan amendment may be combined with a zoning amendment at the discretion of the Director of DSD (CCZO Section 07-06-01(3)).
 - The applicant has not applied for a comprehensive plan amendment.
- A preliminary plat and final plat can be combined subject to CCZO Section 07-17-17 (Short Plat).
 - The properties are located within a floodplain which does not qualify for a short plat (CCZO Section 07-17-17(1)B).

At the June 1, 2023, Board Workshop (Exhibit C and link to workshop:

<https://agenda.canyoncounty.id.gov/Agenda?date=2023-06-01>), DSD staff provided information demonstrating how combined applications are one of the causes of the current public hearing case backlogs. Reasons included:

- The review of a plat takes longer than the review of a rezone application. A rezone application typically sits until the plat is deemed complete when it could proceed through hearings while the plat is being reviewed.
 - Combined hearings also tend to confuse the hearing body due to the applicant using the plat information to make rezone findings.
- If DSD staff cannot make the required findings and must recommend denial of the rezone application, a review of the subsequent plat is not an efficient use of DSD staff time.

For these reasons, DSD staff recommends denial of the request which allows staff the discretion to determine if the applications can be heard concurrently or not during the review process.

The request includes any fee reduction determined by staff based on estimated savings. The applicant does not provide a proposed reduced fee. If the Board approves the combined applications request, the savings in cost would come from the reduction of public hearings. The combining of applications would reduce staff time for two hearings with an estimated cost savings of \$587.50 (See Exhibit D for cost breakdown).

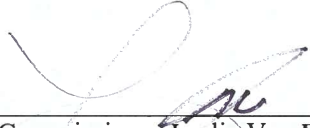
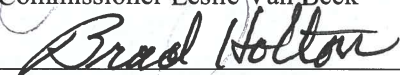
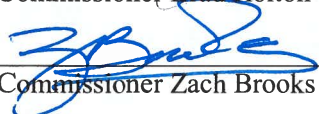
A draft resolution is provided if the Board approves the request (Exhibit E, Draft Resolution). If approved, staff recommends refunding \$587.50 as shown in Exhibit D. Per the applicable codes, the request is a Board decision that can be denied without any findings.

Decision:

Regarding the combined application request by Treasure Valley Planning Idaho, LLC, representing Chris and Mary Jagers for Case #RZ2023-0003, SD2023-0012, and SD2023-0013, the Board of County Commissioners:

☐ Approve the request and signs the Board Resolution.

☒ Deny the request.

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>	_____	_____
 _____ Commissioner Brad Holton	<input checked="" type="checkbox"/>	_____	_____
 _____ Commissioner Zach Brooks	<input checked="" type="checkbox"/>	_____	_____

Attest: Chris Gamarrato, Clerk
J Ross, Deputy Clerk