



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
September 20, 2018
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION BUILDING
6:30 PM**

OLD BUSINESS – ACTION ITEMS

- 1. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected on the following applications.**
 - a. Case OR2018-0004 & CR2018-0002:** Will be re-noticed and scheduled for a later date Karcher Farms, LLC and SS Karcher, LLC are requesting a **Comprehensive Plan Map Amendment** to change the designation of approximately 15 acres of a 45.21 acre parcel (Parcel No. R32915) from “Commercial” to “Residential. Karcher Farms, LLC and SS Karcher, LLC are also requesting a **Conditional Rezone with a Development Agreement** of parcel no. R32915 and R32917011 which total approximately 123.93 acres. The applicant is requesting to conditionally rezone approximately five (5) acres from an “A” (Agricultural) zone to a “C-1” (Neighborhood Commercial) zone, approximately 32 acres from “A” (Agricultural) to “C-2” (Service Commercial) zone, and 67.5 acres from an “A”(Agricultural) zone to a “R-1” (Single Family Residential) zone.
The balance of the subject property will remain zoned “A” (Agricultural), approximately 19.49 acres. R32915 is located on the south Side of Karcher Rd., approximately 1597 ft. west of the intersection of Karcher Rd. and Farmway Rd, Caldwell, Id., in a portion of the NE ¼ of Section 17, T3N, R3W, BM, Canyon County, Idaho. R32917011 is located at the southwest corner of the intersection of Karcher Rd. and Farmway Rd., in a portion of the NE ¼ of Section 17, T3N, R3W, BM, Canyon County, Idaho.
 - b. Case RZ-PH2017-68:** Richard Dunning has requested to rezone parcel R33843, approx. 3.96 acres from “RR” (Rural Residential) to an “R1” (Single Family Residential) zone for the purpose of creating three (3) residential lots on the acreage. This property contains greater than 10% slope. The subject property is located at 8571 Latimore Drive, Middleton, Idaho and is further described as being a portion of the northwest quarter of Section 03, Township 4N, Range 2W, BM, Canyon County.
 - c. Case OR2018-0002 & RZ2018-0008:** Refugio Vidales is requesting a **Comprehensive Plan Map Amendment** to change the designation of parcel no. R33161 & R33161011 from “Agriculture” to “Residential.” Also requested is a **Rezone** of R33161 and R33161011 that total approximately 20.30 acres from “A” Agricultural to “R-R” (Rural Residential) zone. The subject property is located at 20298 Lonkey Ln., Caldwell, ID, in a portion of the NE ¼ of Section 3, T3N, R4W, B.M., Canyon County, Idaho.

NEW BUSINESS- ACTION ITEMS

- 2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:**

- a. **Case RZ2018-0014:** Samuel Hopkins is requesting to rezone parcels R38211 and R38211012 containing approximately 20 acres from Agricultural to “R1” (Single Family Residential). R1 zoning will allow for development of one acre average residential lot size. Platting as a residential subdivision shall be required. The subject properties are located at 24358 Emmett Road, Caldwell, ID within the Middleton area of city impact and adjacent to Middleton City limits on the south boundary of parcel R38211012.
3. **APPROVAL OF MINUTES:**
 - a. September 6, 2018
4. **COMMISSION, DIRECTOR, & PLANNER COMMENTS**
5. **ADJOURNMENT**