



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
October 4, 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. Triple Crown Development CU2018-0004: (Continued from September 6, 2018.)**

Triple Crown Development is requesting a long term mineral extraction permit including sand and gravel mining and hauling from the site; operation of a portable crusher; concrete batch plant; and an asphalt hot plant. A total of 131 acres of 330 total acres are to be mined with 22 acres for a staging area. The project includes parcels R36058, R36060010, R36061, R36062, & R36063 located in Section 12, T4N, R4W, BM, Canyon County, Idaho and further described as lying north and west of Weitz Road and east of Dixie River Road in the Greenleaf area of city impact. A portion of parcel R36060011, approximately 18 acres, currently owned by Western Construction and subject to CU2008-58 is proposed to be traded to Triple Crown Development for a portion of R36058 to create continuity between properties owned and mined by each entity. Application CU2018-0005 has been filed to modify the existing mineral extraction permit.
 - b. Triple Crown Development CU2018-0005: (Continued from September 6, 2018.)**

Triple Crown Development and Western Construction are requesting to modify conditional use permit CU2008-58 -- a long term mineral extraction permit including sand and gravel mining and hauling from the site; operation of a portable crusher; concrete batch plant; and an asphalt hot plant. The modification request is to complete a land exchange between the two mining companies as follows: A portion of parcel R36060011, approximately 18 acres, currently owned by Western Construction and subject to CU2008-58 is proposed to be traded to Triple Crown Development for an approx. 18 acre portion of R36058 to create continuity between properties owned and mined by each entity. This modification and land exchange will also provide for Western Construction to relocate the current access from Dixie River Road to Weitz Road. The project includes parcels R36058, R36060011, R36060 located in Section 12, T4N, R4W, BM, Canyon County, Idaho and further described as lying north and west of Weitz Road and east of Dixie River Road in the Greenleaf area of city impact.
 - c. Triple Crown Development CU2018-0006: **Will be tabled-**** Triple Crown Development is requesting a long term mineral extraction permit including sand and gravel mining and hauling from the site; operation of a portable crusher; concrete batch plant; and an asphalt hot plant. A total of 51 acres including 8 acres for staging of 80.972 total acres are to be mined. The subject property R36078 is located in Section 14, T4N, R4W, BM, Canyon County, Idaho and further described as 21575 Pinto Road, Caldwell, Idaho.

- d. **Greg and Ann Obendorf, CU2018-0018: Will be tabled-** T.O. Engineers on behalf of Greg and Ann Obendorf are requesting a conditional use permit for long term mineral extraction and crushing on approximately 66.9 acres for a period of 15 years. A reclamation plan approved by the Idaho Department of Lands, Plan NO. S602952, has been submitted with the application. The property is located west of 24805 Boise River Road, Parma, Idaho and is further described as a portion of Section 36, Township 5N, Range 5W.

NEW BUSINESS- ACTION ITEMS

2. **Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:**
 - a. **Case No. RZ2018-0013: Will be tabled to 11/1/2018- FKH LLC** is requesting a **Rezone** of parcel no. R36323, approximately 37.17 acres from an "A" (Agricultural) zone to an "M-1" (Light Industrial) zone. The subject property is located at 20171 Flaming Ln., Caldwell, Id., in a portion of the SE ¼ of Section 22, T4N, R4W, BM, Canyon County, Idaho.
 - b. **Case No. RZ2018-0016: Julie Tucker** is requesting a **Rezone** of approximately 20.62 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. The subject property is located on the east side of Duff Lane, approximately 1967 ft. north of the intersection of Willis Rd. and Duff Ln., Middleton, ID, in a portion of the SW ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.
 - c. **Case No. SD2018-0002: Will be tabled -TJ Wellard** on behalf of DRK, LLC has submitted a Preliminary Plat, Preliminary Irrigation Plan, and Preliminary Drainage Plan and Final Plat for Linfield Estates Subdivision. The proposed 13 residential lot development is located on Stoffle Lane approximately 1280 feet north of the intersection of Stoffle Lane and State Highway 44 on parcel R33969010. The property is further described as a portion of the NE quarter of Section 10, Township 4N, Range 5W, BM, Canyon County, Idaho.
3. **APPROVAL OF MINUTES:**
 - a. September 20, 2018
4. **COMMISSION, DIRECTOR, & PLANNER COMMENTS**
5. **ADJOURNMENT**

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for October 4, 2018

I certify that on **October 2, 2018**, I placed a copy of this agenda at the entrance to the Development Services Department on the 1st floor of the Canyon County Administration Building and in the foyer of the Canyon County Administration Building, located on the first floor, 111 North 11th Avenue, Caldwell, Idaho.

Signed: _____

Date: October 2, 2018

Suggestions for Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan. Learn the criteria used to consider the proposal's merits, or other pertinent material.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

*The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each** individual is given **3** minutes to comment. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives **10** minutes to make comments. Applicant has **5** minutes to rebut or discuss issues raised by any opposition.*